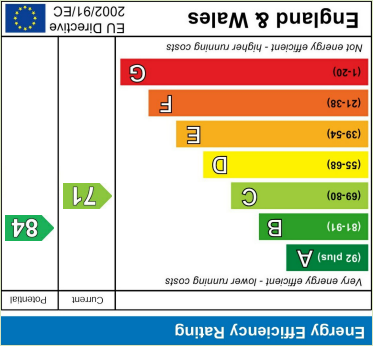
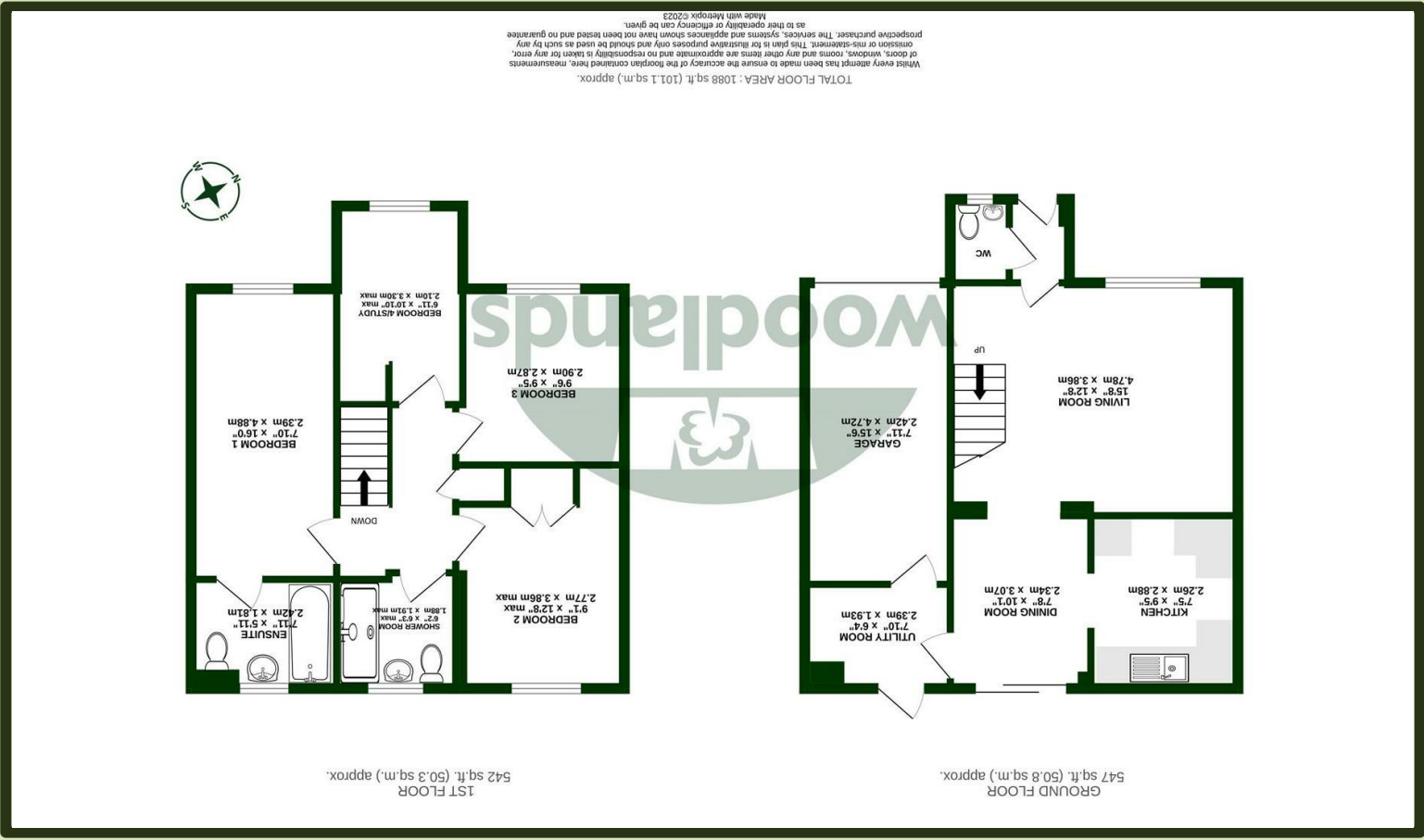




10 Winnet Way, Southwater, West Sussex, RH13 9TB



10 Winnet Way, Southwater, West Sussex, RH13 9TB



LOCATION: Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. At the second mini roundabout turn left into Cedar Drive and proceed to the T junction. Turn left and Winnet Way will be found first on the left.

COUNCIL TAX: Band E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.





Situated in a quiet cul-de-sac in an a popular village location, This well presented four bedroom semi-detached family home is ideal for those wishing to enjoy the peaceful pace of village life, whilst having the convenience of the thriving market town of Horsham just a few minutes away by car. Southwater is a popular and vibrant village, with excellent primary schools, a range of independent shops and places to eat. Southwater Country Park and the Downslink offer great walking and cycling routes and there is a range of wonderful facilities that the local community can make use of, including a popular leisure centre, recently completed cricket clubhouse and village hall.

This attractive property is approached by a block paved drive and path to the covered front door. To the front of the property is an enclosed entrance hall and guest cloakroom. The main living area is bright and spacious, consisting of a large lounge opening on to a dining area adjacent to the kitchen with patio doors leading out to the rear garden. The kitchen is a good size, with a range of base and wall units and space for freestanding appliances. Beyond the dining room is a very useful utility room with space for additional white goods, and a door leading to the integral single garage.

From the living room, stairs lead to the first floor. The principal bedroom is an excellent size with en-suite bathroom, there are three more bedrooms, two being doubles, the other a large single currently used as a study area. A family shower room completes the internal accommodation.

Outside, there is a generous sized rear garden, mainly laid to lawn, but with a large patio area making this the ideal space for outdoor entertaining in the summer months.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 3'03" x 4'01" (0.99m x 1.24m)

LIVING ROOM 15'08" x 12'08" (4.78m x 3.86m)

DINING ROOM 7'08" x 10'01" (2.34m x 3.07m)

KITCHEN 7'05" x 9'05" (2.26m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM ONE 7'10" x 16'0" (2.39m x 4.88m)

EN-SUITE BATHROOM 7'10" x 6'03" (2.39m x 1.91m)

BEDROOM TWO 9'05" x 12'08" (2.87m x 3.86m)

BEDROOM THREE 9'06" x 9'05" (2.90m x 2.87m)

BEDROOM FOUR/STUDY 6'11" x 10'10" (2.11m x 3.30m)

FAMILY SHOWER ROOM 6'02" x 6'03" (1.88m x 1.91m)

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

INTEGRAL GARAGE 7'11" x 15'06" (2.41m x 4.72m)

REAR GARDEN



www.woodlands-estates.co.uk