



Speedwell Way, Horsham, West Sussex, RH12 5WA





Positioned in a peaceful cul-de-sac, this beautifully extended four bedroom link-detached home enjoys a sought-after location in Horsham. Thoughtfully enhanced and improved by the current owners, the property offers flexible living and bedroom space across two floors making it perfect for families.

Conveniently situated within walking distance of local amenities - including a convenience store, post office, hairdressers, and pharmacy - the home is also close to well-regarded primary schools, the Holbrook Club with its leisure facilities, and Littlehaven train station. Horsham town centre is just a short drive away, offering an array of independent shops, major retailers, and excellent amenities, making this a highly desirable place to live.

The property is approached via a driveway with off-road parking for one car, alongside a lawned area that offers potential for additional parking if needed. A covered storm porch leads into a welcoming entrance hall with a guest cloakroom. The ground floor features a spacious living room, which is semi-partitioned off from the dining room to the rear.

The well-appointed kitchen includes ample base and wall units, finished in modern contemporary tones, with complimenting LVT flooring and light countertops and a breakfast area to the rear enjoying a dual aspect view over the garden. Beyond the kitchen is a useful utility space with doors leading to the rear garden and the integrated double length garage.

From the hallway, stairs lead to the first floor, with accommodation extending over the garage and comprising 4 bedrooms and a family bathroom. The principal bedroom is a real standout feature of this home, being a very generous size with room for a seating area or dressing space if required and benefitting from an en-suite shower room and fitted wardrobes. There are two further double bedrooms and bedroom 4 is a single or could perhaps be used to good effect as a study/home office space.

The rear garden is a welcoming space, mostly laid to lawn and having a nice private aspect to it making it perfect for families. There is a block paved patio area and shingle path leading down to a second seating area at the back of the garden.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### COVERED STORM PORCH

#### ENTRANCE HALL

CLOAKROOM 2'11" x 5'10" (0.89m x 1.78m)

LIVING ROOM 12'06" x 12'09" (3.81m x 3.89m)

DINING ROOM 9'05" x 12'05" (2.87m x 3.78m)

KITCHEN/BREAKFAST ROOM 8'10" x 24'10" (2.69m x 7.57m)

UTILITY ROOM 7'06" x 6'06" (2.29m x 1.98m)

#### FIRST FLOOR

#### LANDING

BEDROOM 15'03" x 15'05" (4.65m x 4.70m)

EN-SUITE SHOWER ROOM 5'05" x 6'09" (1.65m x 2.06m)

BEDROOM 9'10" x 12'09" (3.00m x 3.89m)

BEDROOM 9'10" x 10'05" (3.00m x 3.18m)

BEDROOM 8'06" x 8'10" (2.59m x 2.69m)

FAMILY BATHROOM 5'09" x 9'08" (1.75m x 2.95m)

#### OUTSIDE

#### FRONT GARDEN

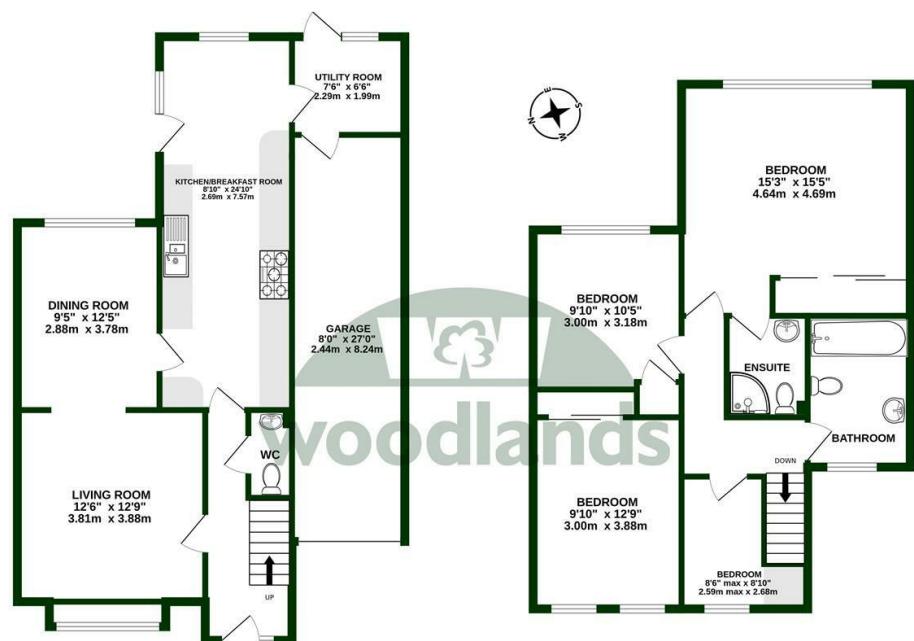
#### OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'0" x 27'0" (2.44m x 8.23m)

#### REAR GARDEN



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

GROUND FLOOR  
848 sq.ft. (78.7 sq.m.) approx.1ST FLOOR  
714 sq.ft. (66.4 sq.m.) approx.

TOTAL FLOOR AREA: 1562 sq.ft. (145.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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LOCATION: Speedwell Way is situated in a popular residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout. At the first set of traffic lights turn right into Springfield Road. Continue along passing the Park on the right hand side. At the big set of traffic lights, go straight ahead and then turn right at the next set into Wimblehurst Road. Continue along and go straight ahead at the mini-roundabout into North Heath Lane. At the next mini roundabout, turn right into Coltsfoot Drive. Speedwell Way is the second turning on the right.

COUNCIL TAX: Band F.

EPC Rating: C.

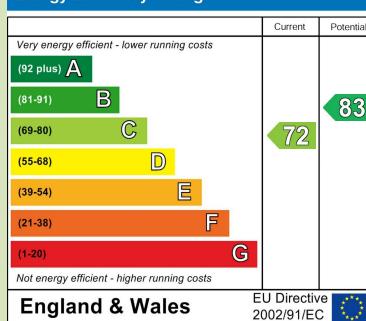
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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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.

#### Energy Efficiency Rating



Tel: 01403 270270

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