



Wagtail Close, Horsham, West Sussex, RH12 5HL



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This beautifully presented and thoughtfully extended four-bedroom detached home combines spacious, modern living with a layout ideal for family life. Ideally located within easy reach of highly regarded schools, major transport links, and a wide range of amenities, this exceptional home represents a rare opportunity to acquire a fully modernised and extended property in one of North Horsham's most desirable locations.

Set within a quiet cul-de-sac, the property has been meticulously improved by the current owners to create a refined and flexible home arranged over three floors. Every detail has been carefully considered to offer a bright, welcoming environment perfectly suited to modern lifestyles.

The accommodation comprises a spacious entrance hallway, a ground floor cloakroom, and a bay-fronted sitting room that enjoys excellent natural light. To the rear, the kitchen/dining room is fitted with a stylish range of contemporary units and integrated appliances, opening into a generously sized family room. Cleverly adapted from the original conservatory, this space now features a vaulted ceiling with twin Velux windows, creating a bright and versatile area that's ideal for year-round use - perfect for family living or entertaining.

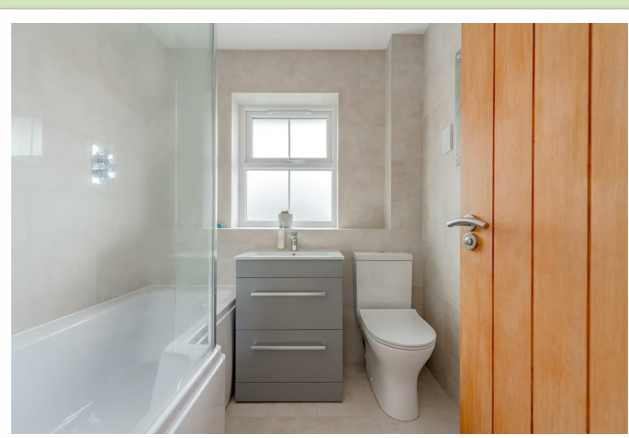
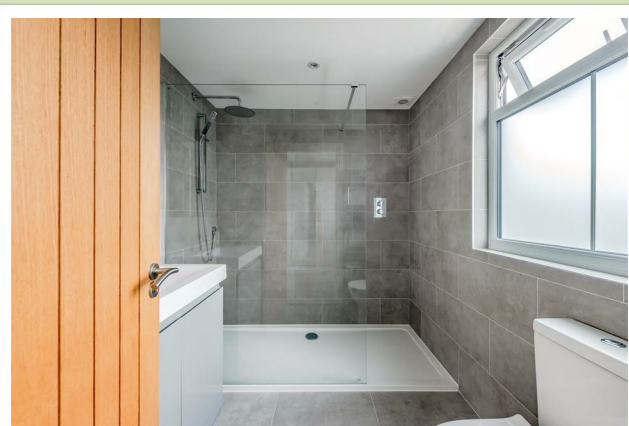
The upper floors offer excellent bedroom accommodation. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The second floor features a superb principal bedroom with far-reaching views and a sleek en-suite shower room, providing a peaceful and private retreat.

Outside, the property continues to impress. A private driveway provides parking for two vehicles and leads to a detached garage with power, lighting.

The rear garden is beautifully landscaped, offering a high degree of privacy, with a well-maintained lawn, established borders, and a patio area ideal for outdoor dining and relaxation.

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Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COVERED PORCH**

**ENTRANCE HALL**

**CLOAKROOM 5'03" x 2'05" (1.60m x 0.74m)**

**LIVING ROOM 16'02" x 12'05" (4.93m x 3.78m)**

**KITCHEN/DINER 15'09" x 10'02" (4.80m x 3.10m)**

**FAMILY ROOM 15'04" x 10'0" (4.67m x 3.05m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO 10'01" x 9'01" (3.07m x 2.77m)**

**BEDROOM THREE 12'09" x 9'01" (3.89m x 2.77m)**

**BEDROOM FOUR 7'03" x 7'02" (2.21m x 2.18m)**

**FAMILY BATHROOM 6'04" x 6'0" (1.93m x 1.83m)**

**SECOND FLOOR**

**BEDROOM ONE 18'06" x 12'05" (5.64m x 3.78m)**

**EN-SUITE SHOWER ROOM 7'10" x 6'06" (2.39m x 1.98m)**

**OUTSIDE**

**FRONT GARDEN**

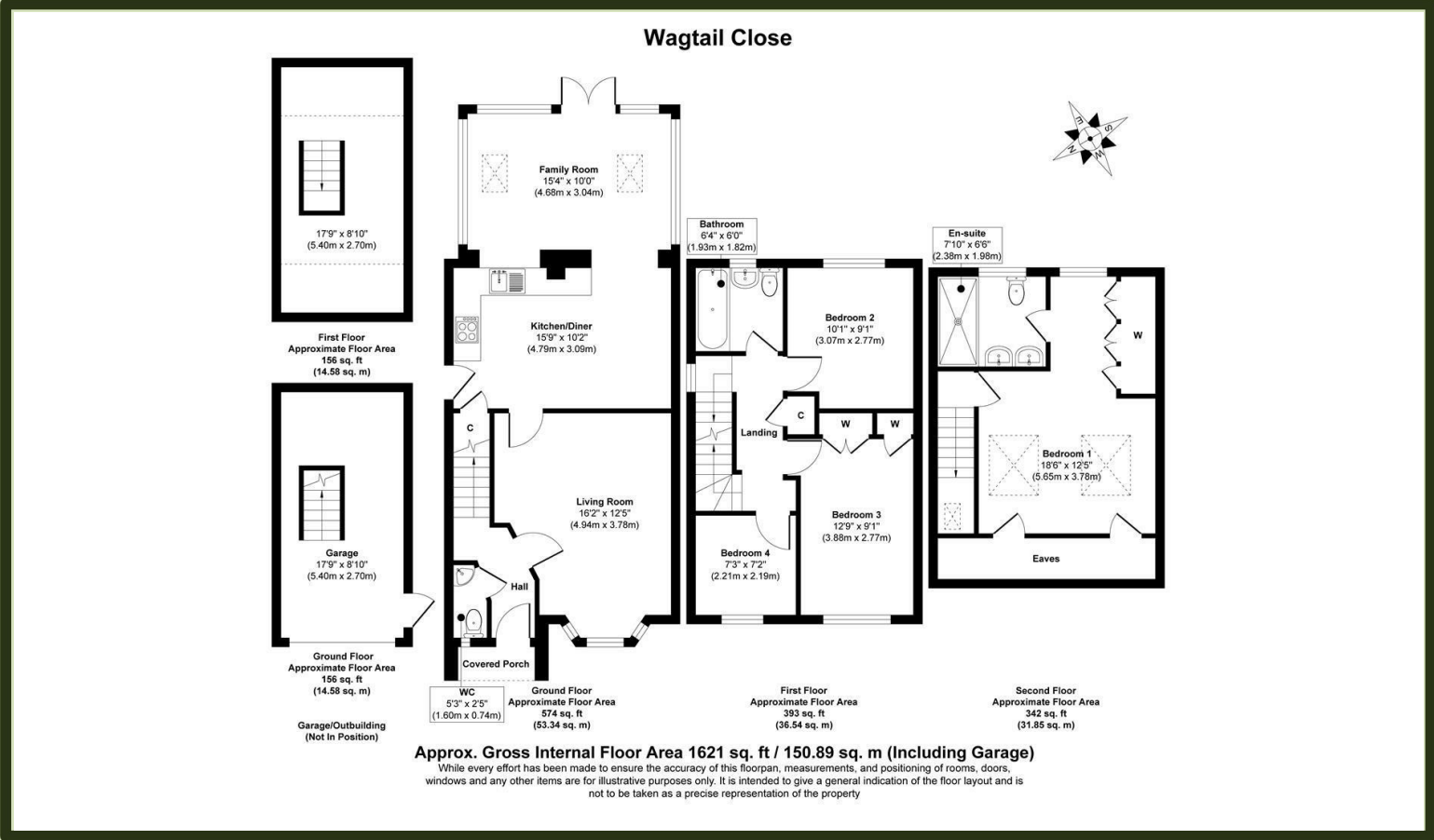
**OFF ROAD DRIVEWAY PARKING**

**GARAGE/OUTBUILDING 17'09" x 8'10" (5.41m x 2.69m)**

**REAR GARDEN**



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**LOCATION:** The property is situated in a sought after location offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports. There are two mainline railway station in Horsham, with direct links to Gatwick and London (Victoria/London Bridge).

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 and there is Piries Place with 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 and turn right at the traffic lights into Springfield Road. Continue along through the two sets of traffic lights. Take the second turning on the right into Pondtail Road. Follow this road under the railway bridge and go straight ahead at the first mini roundabout. Continue along this road and at the next roundabout turn left into Pondtail Drive and take the second turning on the left into Nuthatch Way. Proceed to the end and turn right into Greenfinch Way where Wagtail Close can be found towards the end on the left hand side.

**COUNCIL TAX:** Band E.

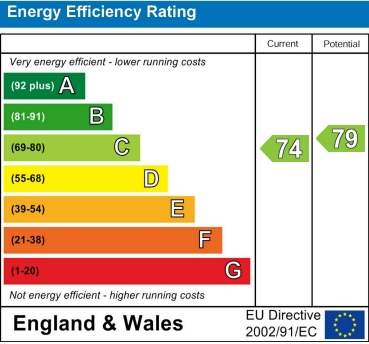
**EPC Rating:** C.

**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.

**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.**



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