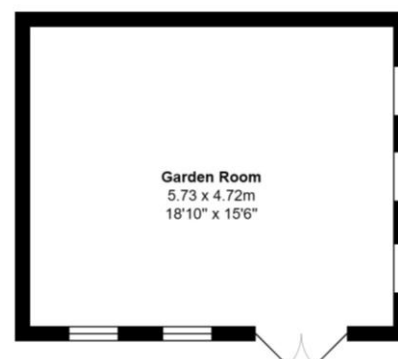
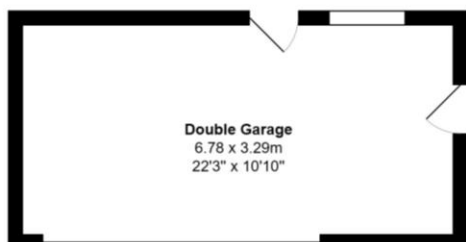
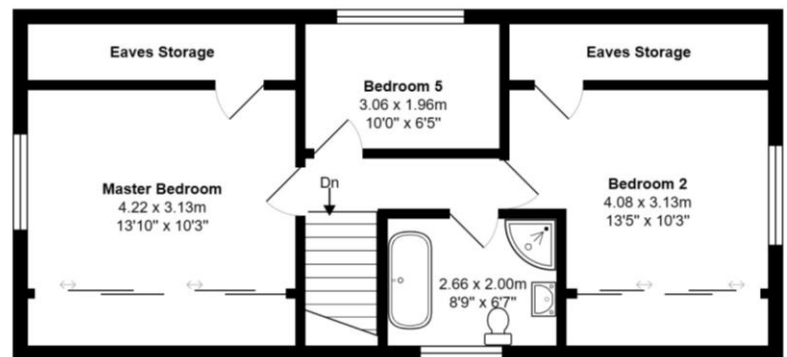
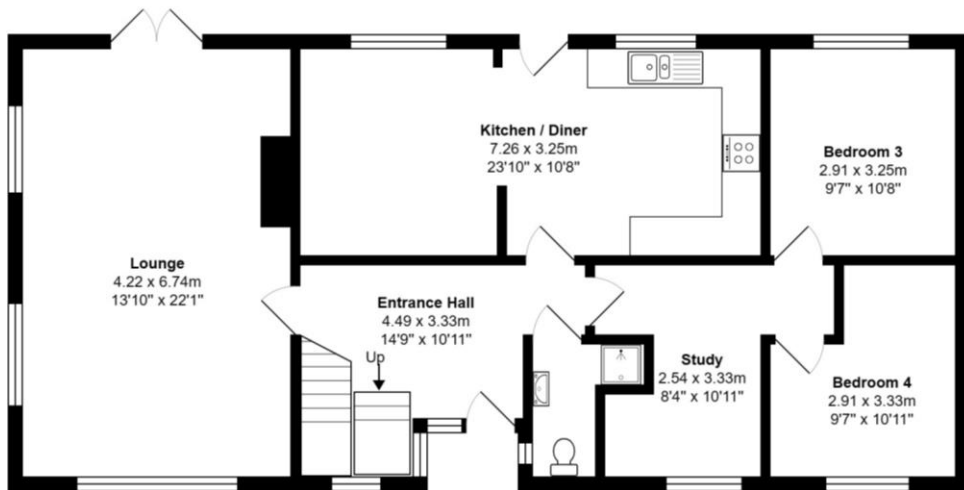




A rarely available and generously proportioned five bedroom detached home, offering in excess of 1800 sq ft of versatile accommodation, set on a substantial secluded plot in one of the most sought after quiet cul-de-sac locations in Southwater, offering plenty of scope for extension (STPP). The village itself boasts a number of amenities such as Lintot Square offering a variety of shops, bars and restaurants. Southwater further benefits from a 90 acre country park, as well as excellent transport links with easy access to the A24, A272, A264 and beyond. The thriving historic market town of Horsham is just a short drive away, which offers a large selection of national retailers and restaurants. You are spoilt for choice for leisure activities as there is the Pavilions In The Park leisure centre with swimming pool, Everyman Cinema and the Capitol Theatre amongst others.



*This spacious family home briefly comprises on the ground floor of a covered entrance porch, large and welcoming entrance hall, modern downstairs shower room, 22ft triple aspect lounge, 23ft kitchen/dining room opening onto the garden, study and two double bedrooms. On the first floor can be found the master bedroom with plenty of storage, large double bedroom with fitted wardrobes, further double bedroom and a great sized luxury family bathroom. Double glazing throughout & GCH with newly fitted boiler in 2022. Surrounding the property are generously proportioned and well maintained rear, side and front gardens offering a good degree of seclusion. A high specification/fully insulated garden room offering a further home office space or teenagers den is tucked away in the garden. To the front there is a detached double garage and driveway parking. Vendor suited.*



Total Area: 174.7 m<sup>2</sup> ... 1880 ft<sup>2</sup> (excluding eaves storage, double garage)



**Covered Entrance Porch:**

Useful covered porch with plenty of space for muddy boots  
Door to hallway

**Hallway: 4.50m (14'9") x 3.33m (10'11")**

Large and welcoming hallway  
Parquet wood flooring  
Feature circular window  
Stairs rising to first floor

**Lounge: 6.73m (22'1") x 4.22m (13'10")**

A generously proportioned triple aspect formal reception room  
Fireplace with stone surround  
Bay window to front aspect  
French doors opening onto the rear garden  
Inset spotlighting  
Oak flooring

**Study: 3.33m (10'11") x 2.54m (8'4")**

Useful home study space  
Laminated flooring  
Window to front aspect  
Opening to inner lobby

**Downstairs Shower Room:**

Recently refitted modern shower room  
Recessed shower cubicle with thermostatic shower  
Vanity unit with inset basin and cupboards below  
Concealed cistern WC  
Chrome heated towel rail  
Coordinating tiling  
Window to side

**Kitchen/Diner: 7.26m (23'10") x 3.25m (10'8")**

Spacious kitchen/dining space  
Range of shaker style base and wall units  
Coordinating work surfaces and splashback tiling  
Inset stainless steel sink and mixer tap  
Integrated eye level double oven  
Integrated microwave  
Space for fridge freezer, washing machine and dishwasher  
Inset induction hob with extractor canopy over  
Open plan onto dining area  
Space for large dining table and chairs  
Twin windows overlooking rear garden  
Door to rear garden

**Inner Lobby:**

Doors to two downstairs bedrooms  
Laminated flooring

**Bedroom Three: 3.25m (10'8") x 2.92m (9'7")**

Rear aspect double bedroom  
Continuation of laminated flooring

**Bedroom Four: 3.33m (10'11") x 2.92m (9'7")**

Front aspect double bedroom  
Continuation of laminated flooring

**First Floor Landing:**

Doors to all rooms

**Master Bedroom: 4.22m (13'10") x 3.12m (10'3")**

A large double bedroom with views over neighbouring fields  
Range of floor to ceiling fitted wardrobes  
Door to eaves storage

**Bedroom Two: 4.09m (13'5") x 3.12m (10'3")**

A large side aspect double bedroom  
Range of floor to ceiling fitted wardrobes  
Door to eaves storage  
Laminated flooring

**Bedroom Five: 3.05m (10'0") x 1.96m (6'5")**

Rear aspect double bedroom

**Family Bathroom: 2.67m (8'9") x 2.01m (6'7")**

A large luxurious modern bathroom  
Feature freestanding bath with floor mounted mixer tap  
Separate shower cubicle with thermostatic rainfall shower and recess shelving  
Range of fitted bathroom cupboards and drawers  
Vanity unit with inset basin  
Concealed cistern WC  
Wall mounted feature chrome heated towel rail  
Window to front aspect  
Coordinating tiled walls and flooring

**Garden Room: 5.74m (18'10") x 4.72m (15'6")**

A real bonus is the high specification, double glazed and insulated garden room with a paved terrace to the front  
This flexible room could be a further home office space or a teenagers den  
Power, light and heating

**Rear Garden:**

The large landscaped rear garden offers the perfect relaxing and entertaining space  
Mature shrubs and trees provide a high degree of seclusion  
Large paved patio space  
Expanse of lawn  
Gated side access and door to double garage  
Greenhouse  
Brick and tile pavilion to the rear of the garden providing a further seating area

**Front Garden:**

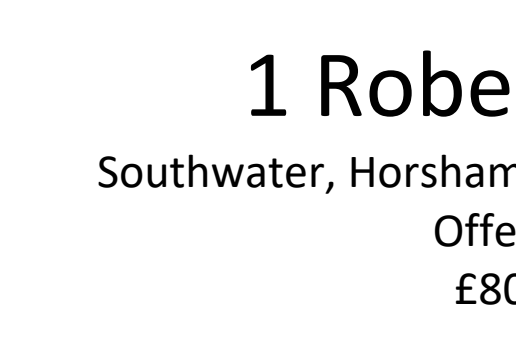
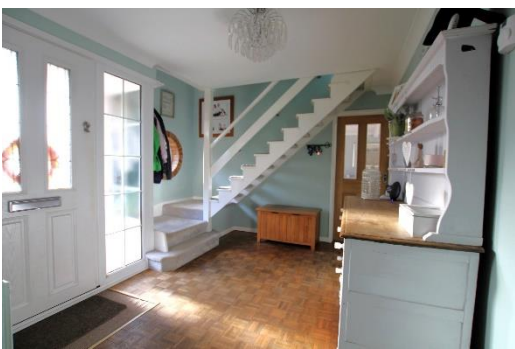
Large front garden  
Mainly laid to lawn  
Abundance of shrub and tree planting  
Enclosed by brick wall  
Path leading to front door  
Path leading to garage and driveway parking

**Double Garage & Parking: 6.78m (22'3") x 3.30m (10'10")**

Large detached double garage  
Power and light  
Up and over door  
Plenty of parking in gravel driveway

**Agents note:**

Boiler was replaced in 2022  
Planning permission was granted for rear extension and garage conversion (DC/17/2053) now lapsed



# 1 Roberts Close

Southwater, Horsham, West Sussex, RH13 9BJ

Offers Over  
£800,000