



3 Little Oak, Partridge Green, Horsham

Guide Price £450,000

3 Little Oak

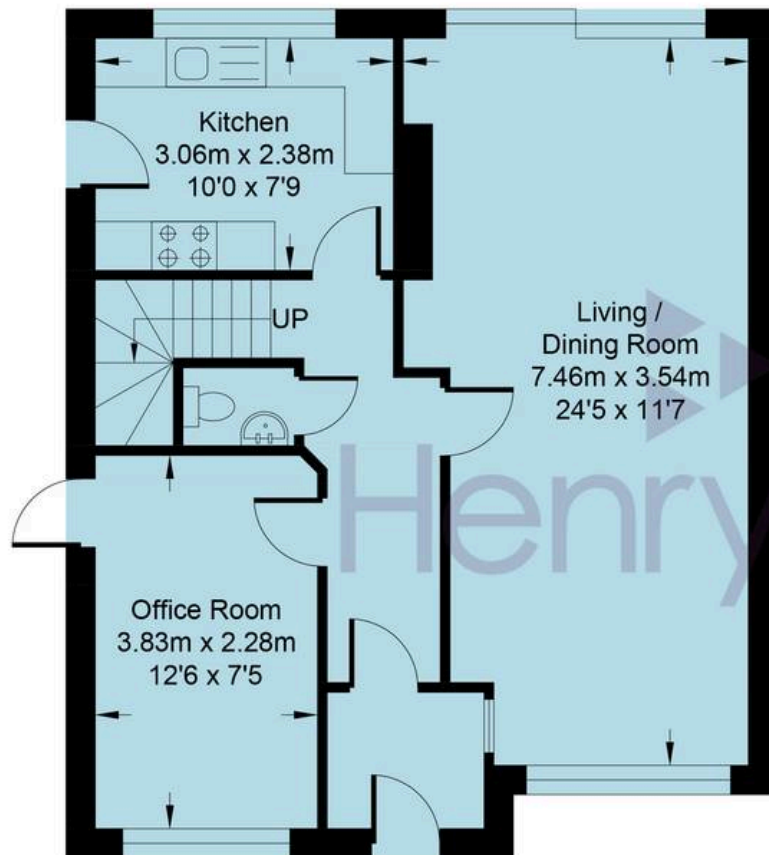
Partridge Green, Horsham

A modern and contemporary three-bedroom semi-detached family home, nestled in a sought-after village location, offering a superb blend of modern living and convenience. The property features a spacious open plan sitting/dining room, flawlessly designed for both relaxation and entertainment, seamlessly flowing onto the landscaped rear garden, providing the interior with natural light.

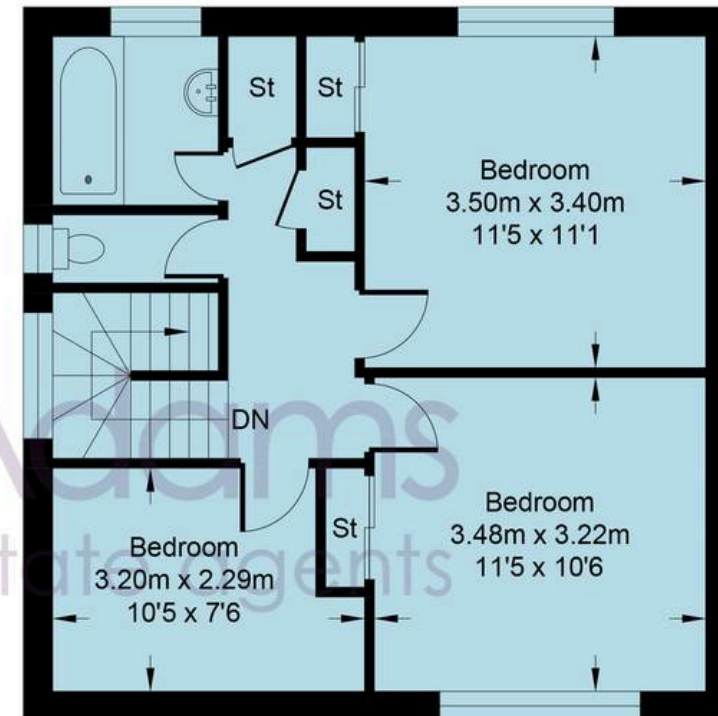
The contemporary kitchen is equipped with top-of-the-line integrated appliances, Quooker boiling tap and sleek finishes, offering the ultimate culinary experience for its owners and guests alike. Also to the ground floor is a versatile study/office space, ideal for remote working or leisure activities, catering to the demands of family living.

The fireplace features a working log burner, creating a warm and inviting ambience for quiet evenings or lively gatherings. The landscaped rear garden with two separate covered seating areas both with electric power points, perfect for al fresco dining, pergola with retractable sides and adjustable roof louvers, and separate power supply for a hot tub ideal for enjoying the fresh air, or unwinding in a tranquil setting. Additionally, the property provides the convenience of driveway parking for several vehicles, ensuring easy access for residents and visitors alike.





GROUND FLOOR



FIRST FLOOR

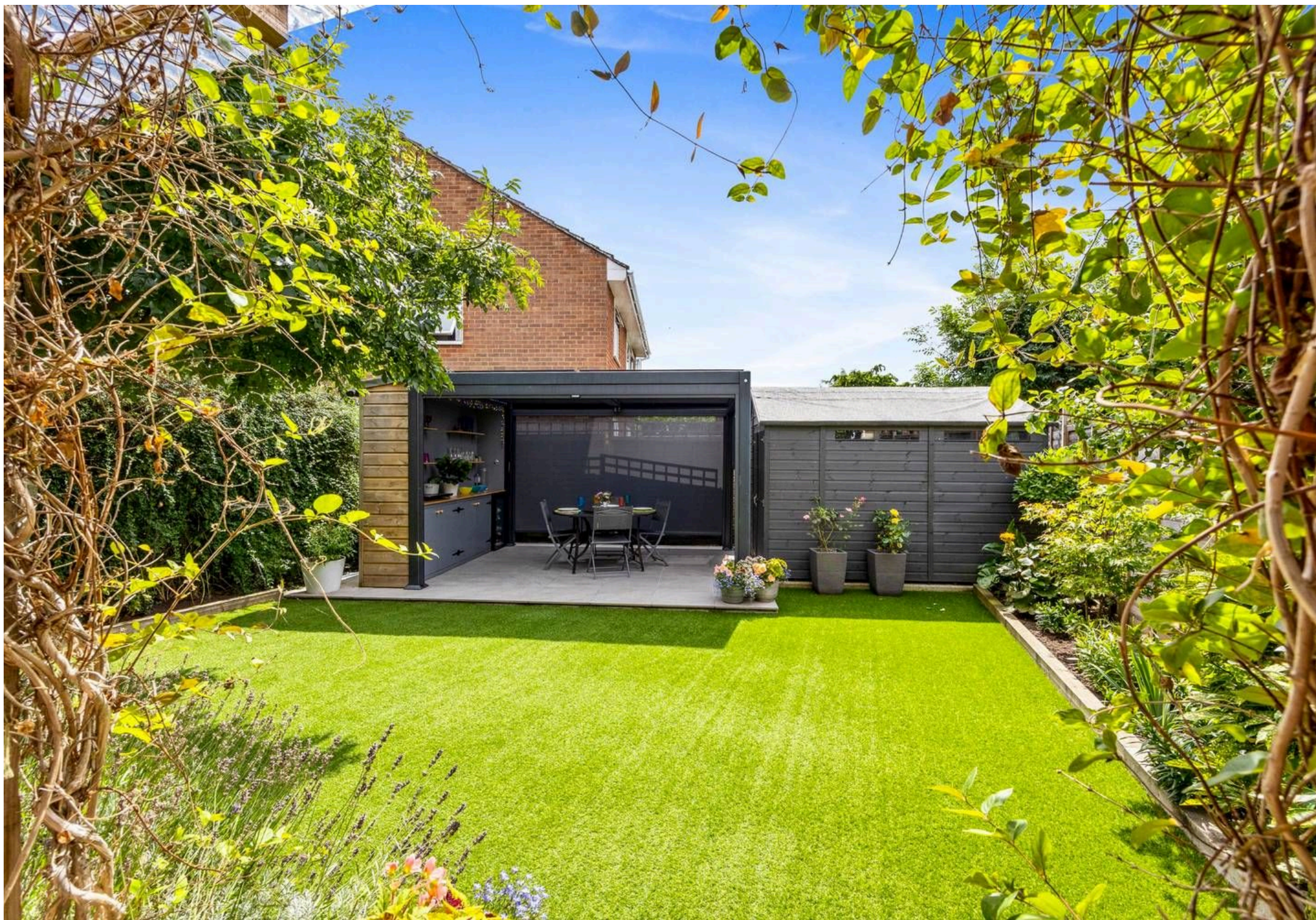
Little Oak

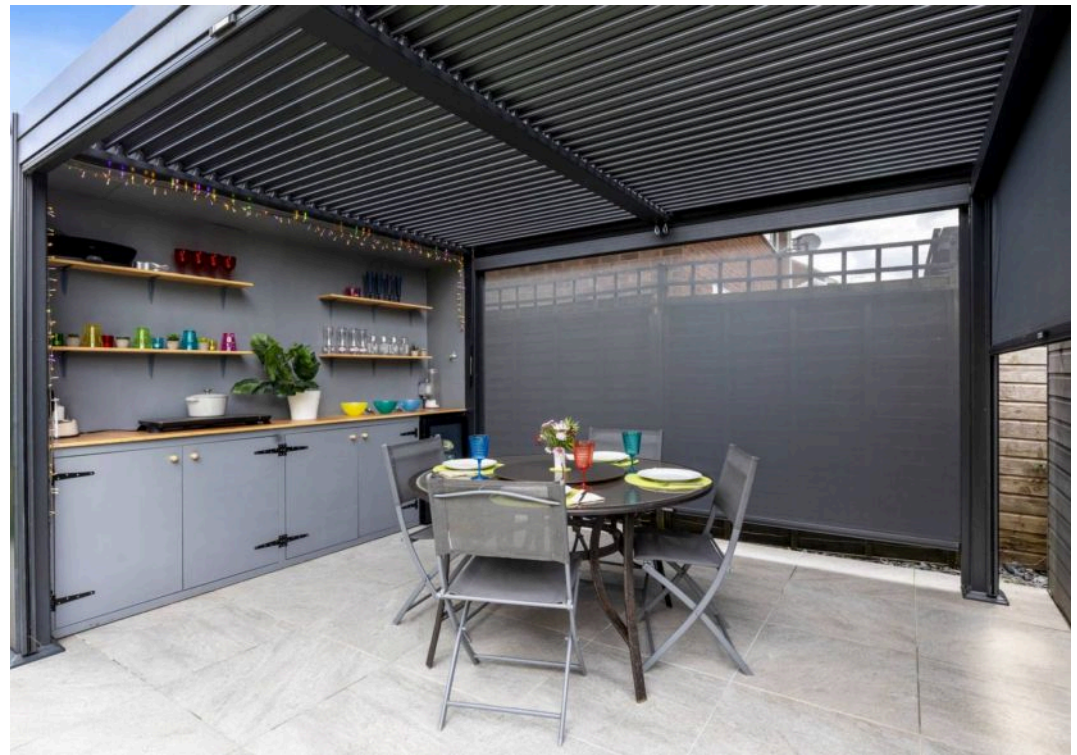
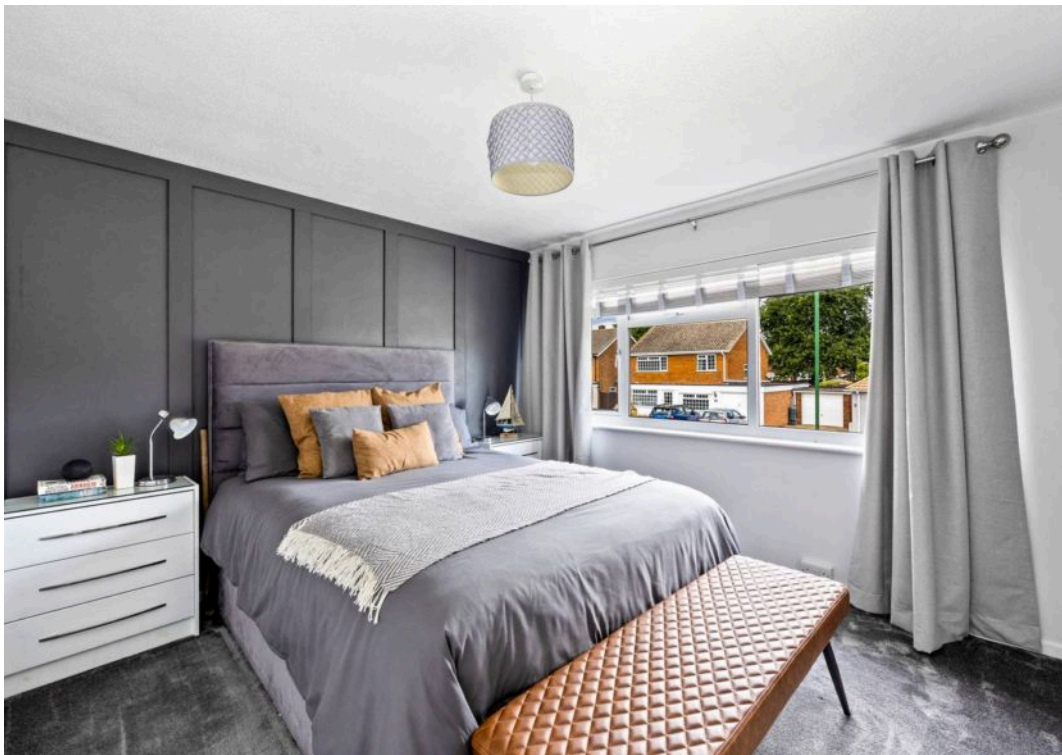


Approximate Area = 1051 sq ft / 97.6 sq m

Total = 1051 sq ft / 97.6 sq m

For identification only - not to scale





Situated near the picturesque countryside and the Downs Link trail, residents can embrace the beauty of nature and enjoy outdoor activities just moments away from the comfort of their home.

Benefitting from proximity to Horsham Town Centre and its array of local amenities, residents can indulge in shopping, dining, and leisure opportunities within easy reach. Moreover, excellent commuter routes to London, Gatwick, and Brighton facilitate seamless travel for work or leisure, enhancing the accessibility and appeal of this premium property.

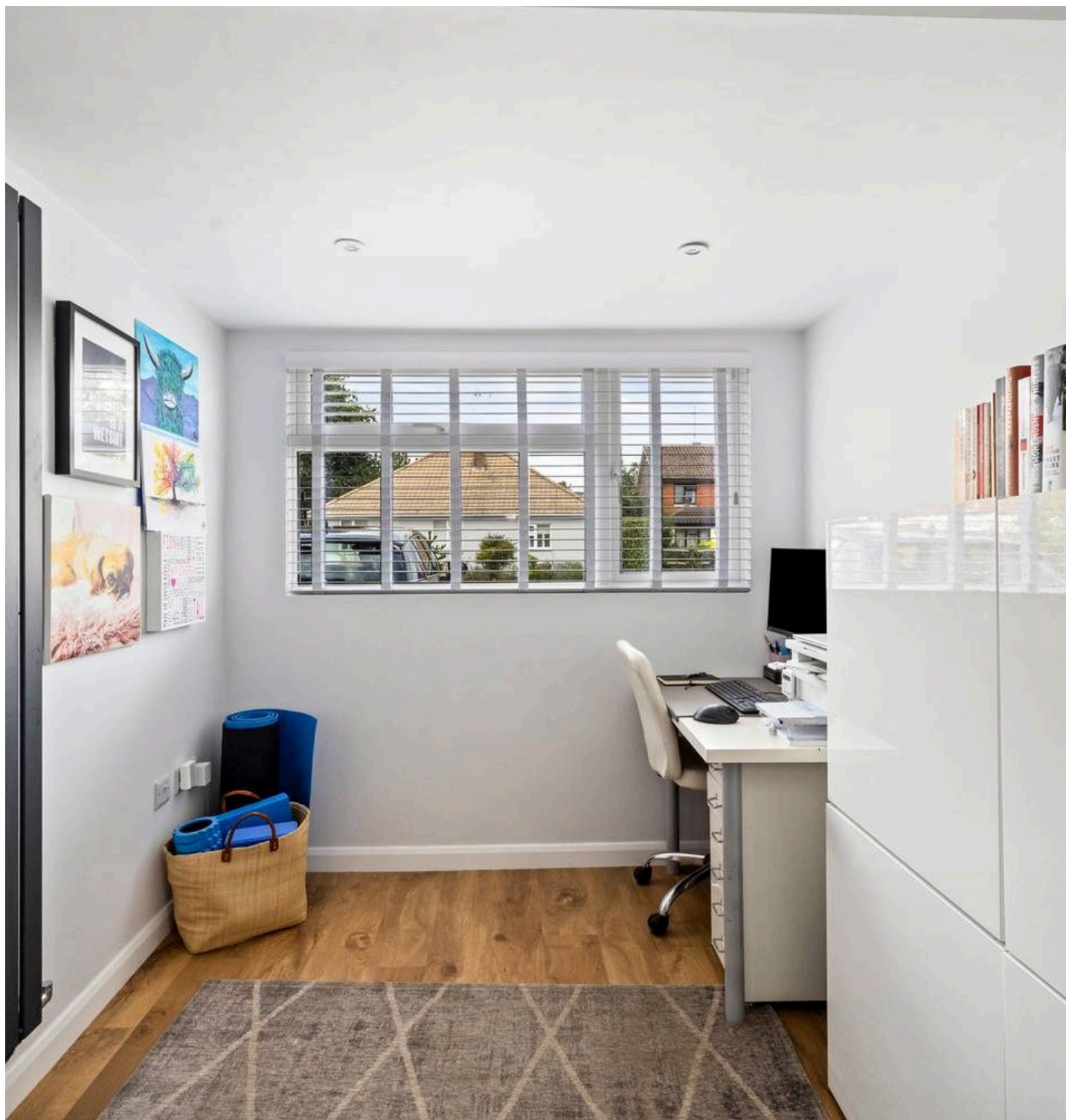
- Three Bedroom Semi-Detached Family Home
- Open Plan Sitting/Dining Room opening onto Rear Garden
- Modern Kitchen with quality integrated appliances
- Study/Work from Home Office
- Fireplace with Working Log Burner
- Landscaped Rear Garden with two separate covered seating areas
- Driveway Parking for Several Vehicles
- Nearby Countryside and the Downs Link trail
- Access to Horsham Town Centre and its Local Amenities
- Commuter routes to London, Gatwick and Brighton

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.