



18 Woodfield, Southwater, RH13 9EN

Guide Price **£500,000 – £525,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms
- Sympathetically improved and well presented semi detached house
- Great sized home with further potential to enlarge
- Driveway for 3 vehicles and garage
- Private and 84' south east facing garden
- Vendor suited
- Excellent school catchment
- Close to shopping facilities, Southwater country park, Downs Link and transport links

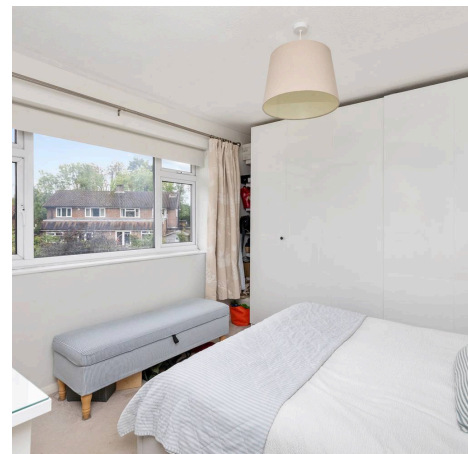
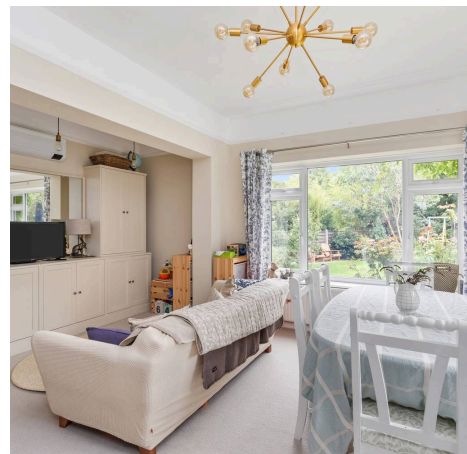
A greatly improved and well located 3 bedroom, 2 reception room semi detached house with driveway for 2 vehicles, garage and private south east facing garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

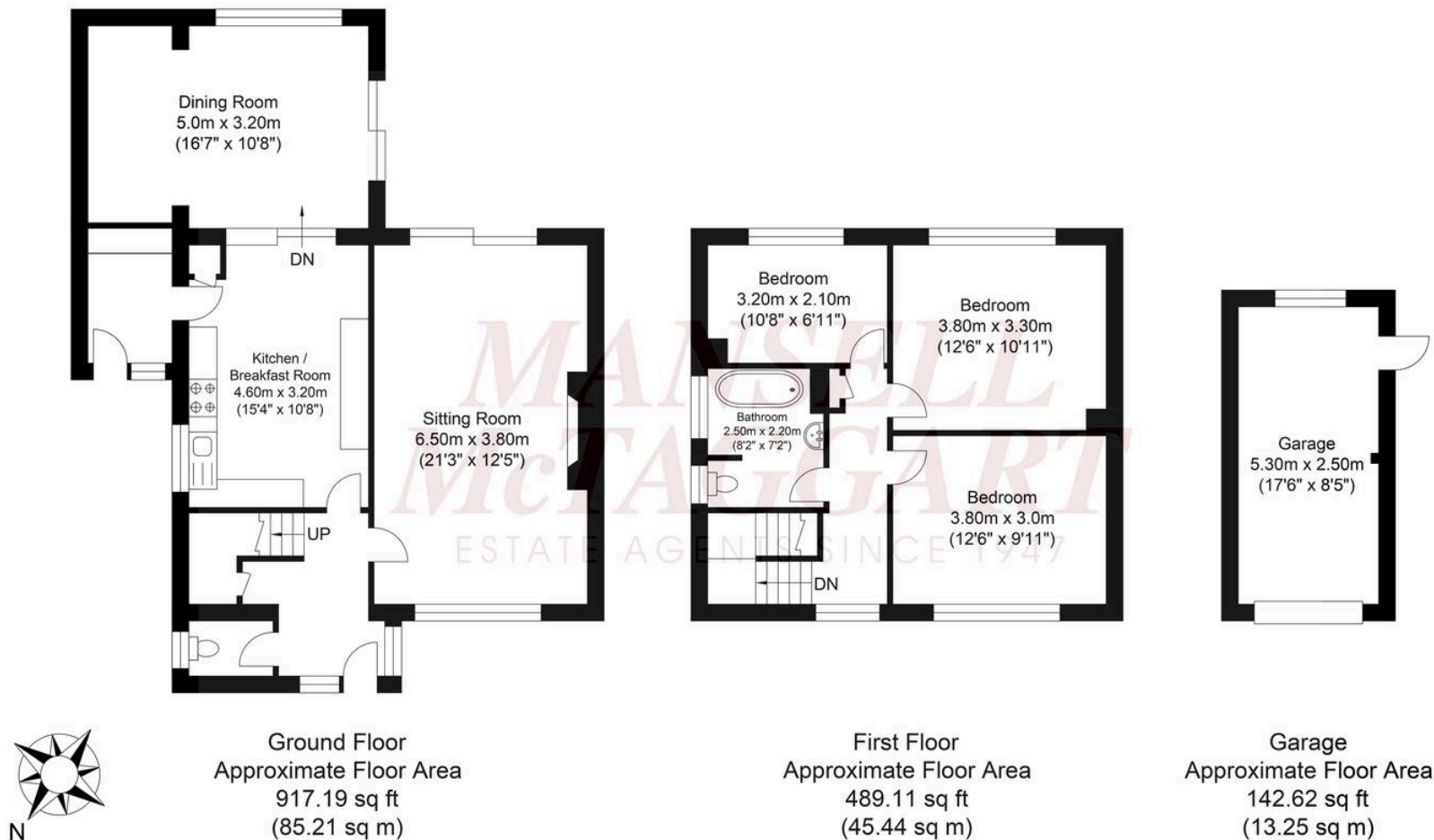




A greatly improved and well located 3 bedroom, 2 reception room semi detached house with driveway for 3 vehicles, garage and private south east facing garden. The property is situated in a peaceful residential close, within striking distance of excellent schools, shopping facilities, transport links and Southwater country park. The accommodation comprises: newly extended entrance porch, refitted cloakroom and well proportioned sitting room with fireplace and doors onto the garden. The kitchen/breakfast room has been refitted with an attractive range of Shaker style units, Quartz work surfaces, integrated appliances and bar that seats 2. A door leads into the useful utility room and steps lead down to an extended dining/family room with access into the south facing garden. On the first floor there is access to a fully insulated loft with ladder. The landing leads to 3 good sized bedrooms and remodelled family bathroom. Benefits include fibre-optic broadband, re-wired throughout, LED lighting, some new double glazed windows and doors, cavity wall insulation, re-carpeted, re-decorated, re-plastered, APP or remote controlled air-conditioning to the sitting room, dining room, principal bedroom and guest bedroom (in warranty), gas fired central heating to radiators (newly installed boiler which is in warranty located in the utility room) and Hive thermostat. A driveway provides parking for 3 vehicles and a shared driveway leads to the detached garage which has been re-roofed in recent times. There is an opportunity to create a larger driveway, if required. The 84' x 57' (maximum measurement) south east facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well stocked borders, substantial paved patio, seating area with pergola and side access.

Southwater is an established village brimming with amenities, situated south of Horsham. With Lintot Square at its convenient centre, everyday needs are fully accommodated with a host of local shopping. Accessible, free parking provides easy access to the Co-op store, Post Office, gift shop, hairdressers, florist and beauty salon. A choice of three local public houses, Indian, Italian, Chinese, pizza, fish & chips and pretty tea room are on hand for dining out or takeaway. Community facilities are within reach with a well-stocked library, leisure centre, health surgery, dentist, pharmacy and vets and three excellent schools offer families outstanding educational options. Southwater Country Park is a stunning 70-acres within the Parish, home to the Water Sports Centre. With three lakes for sailing, canoeing and fishing, beach/barbeque area, a delicious café, skate park and magnificent dinosaur adventure playground for children, the whole family is catered for. Direct access to the Downs Link provides breath-taking routes for the avid cyclist, horse-rider or dog walker. Southwater is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around the town. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





Approximate Gross Internal Area (Excluding Garage) = 130.65 sq m / 1406.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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