



**2 Westons Close, Pondtail Drive, Horsham, RH12 5JA**

**Guide Price £850,000 – £875,000**





A superb and rarely available 4 double bedroom, 3 reception room detached house, built in the 1990s and greatly improved by the current sellers with en suite, driveway for 4 vehicles, double garage and south and west facing corner plot garden.

The property is situated in an exclusive development, within striking distance of highly regarded schools, major transport links, country walks and Horsham town centre.

The accommodation comprises: entrance hallway with understairs storage and bespoke Oak staircase by Neville Johnson with panelling, cloakroom and family room/study. The well-proportioned bay fronted sitting room features a newly installed gas feature fire and French doors into the conservatory/dining room.

The kitchen/breakfast room has been skilfully designed and refitted with a stunning selection of units, Arena stone work surfaces and island that comfortably seats 2. The integrated appliances include Smeg range cooker, washing machine/dryer, dishwasher, wine cooler and American fridge freezer. The kitchen breakfast flows perfectly into the conservatory/dining room which is ideal for entertaining and doors lead onto the private garden.

On the first floor there is access into the loft which lends itself for conversion, similar to nearby homes.

The partially panelled principal bedroom with fitted wardrobes enjoys an en suite shower room with Aqualisa shower.

There are 3 further double sized bedrooms (2 with fitted wardrobes) and family bathroom with Aqualisa shower.

Benefits include double glazed windows, gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen/breakfast room), new internal doors, newly installed soffits and fascias on garage, re-decorated, re-plastered, new carpeting, Amtico flooring and multi-split air conditioning units in the principal bedroom and conservatory/dining room.

A driveway provides parking for 4 vehicles, leading to the detached double garage with power, newly replaced composite courtesy door and scope to convert into a gym or annex if required.

The 52' x 52' (maximum measurement) south and west facing corner plot garden offer a high degree of privacy and is predominantly lawned with well-established borders, substantial paved patios, seating area with pergola and side access.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

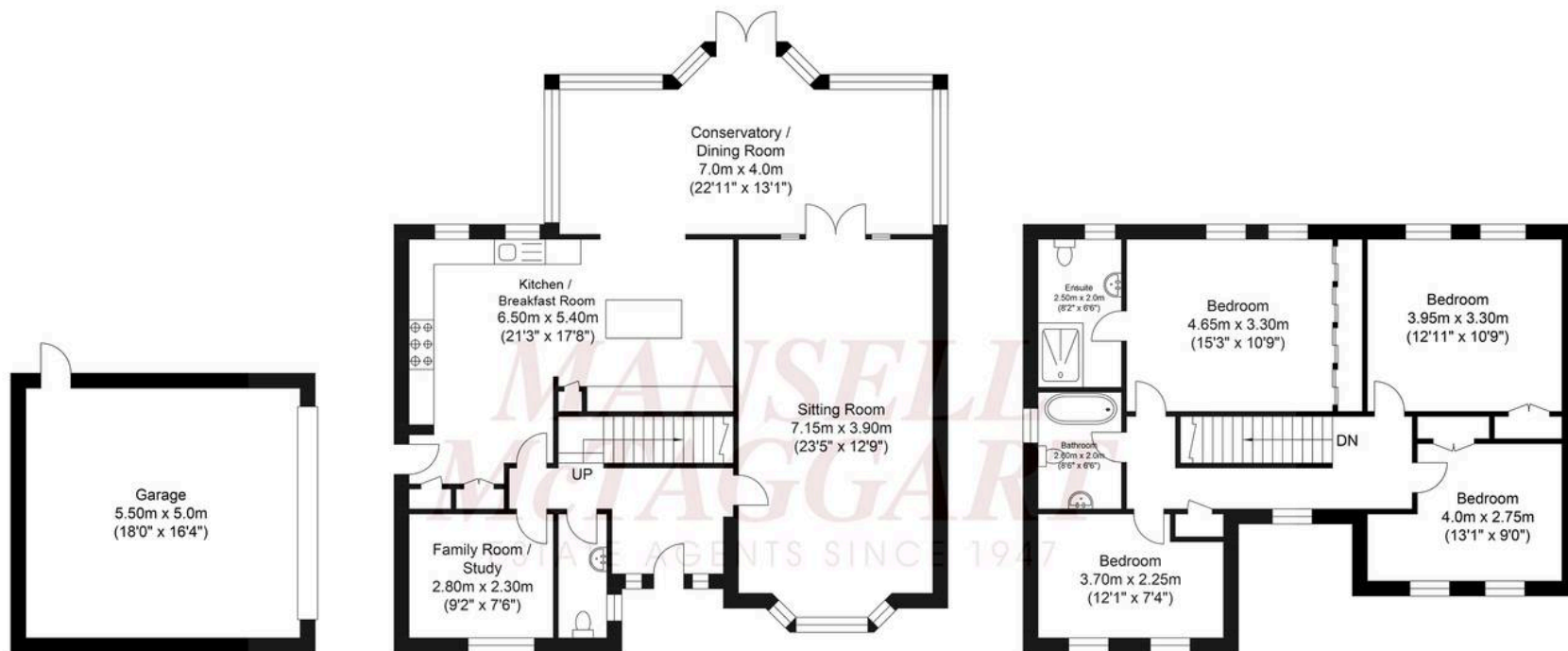
- 4 double sized bedrooms
- 3 reception rooms
- Fantastic detached house built in the 1990s
- Principal bedroom with en suite
- Superbly finished kitchen/breakfast room
- Driveway for 4 vehicles and detached double garage
- South and west facing corner plot garden
- Greatly improved and conveniently located
- Potential to convert loft and enlarge to side











Garage  
Approximate Floor Area  
296.0 sq ft  
(27.50 sq m)

Ground Floor  
Approximate Floor Area  
1094.47 sq ft  
(101.68 sq m)

First Floor  
Approximate Floor Area  
774.14 sq ft  
(71.92 sq m)



Approximate Gross Internal Area (Excluding Garage) = 173.60 sq m / 1868.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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