



15 Red Deer Close, Horsham, RH13 5UG

In Excess of £525,000

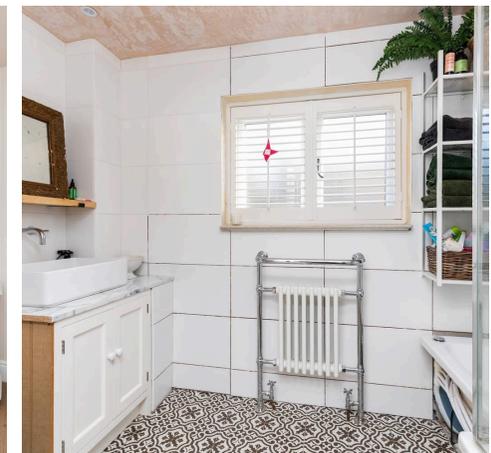
**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 reception rooms
- Fantastic detached house which has been sympathetically improved and enlarged
- Charming home in an idyllic position close to Owlbeech and Leechpool woods
- Private south east facing garden which is ideal for entertaining
- Stunning country-style kitchen with AGA
- Driveway for 2/3 vehicles
- Close to excellent schools, major transport links and town centre
- Sellers in residence for 42 years

A beautifully presented and superbly located 3 bedroom, 3 reception room detached house, built in the 1980s and extensively renovated by the current sellers with driveway for 2/3 vehicles and south east facing garden.

Council Tax band: E

Tenure: Freehold





A beautifully presented and superbly located 3 bedroom, 3 reception room detached house, built in the 1980s and extensively renovated by the current sellers with driveway for 2/3 vehicles and south east facing garden.

The property is situated in a quiet and tucked away position, within striking distance of Owlbeech & Leechpool woods, highly regarded schools, major transport links and the town centre.

The accommodation comprises: entrance hallway, cloakroom, office/study with ample fitted storage, bay fronted sitting room with wood burner and sliding doors into the family/dining room with stunning flagstone floor and French doors onto the garden.

From the hallway or family/dining room there is access into the impressive country-style kitchen fitted with a comprehensive range of shaker style units, marble work surfaces, gas fired AGA, Belfast sink and boiling tap. A large lantern floods this room with natural light and the stable door leads to the rear.

Upstairs there 3 generous sized bedrooms (2 doubles with fitted wardrobes and 1 single) and recently re-modelled family bathroom.

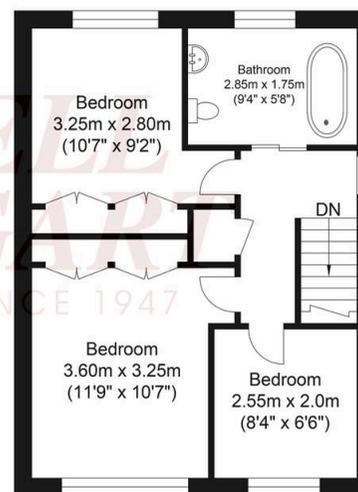
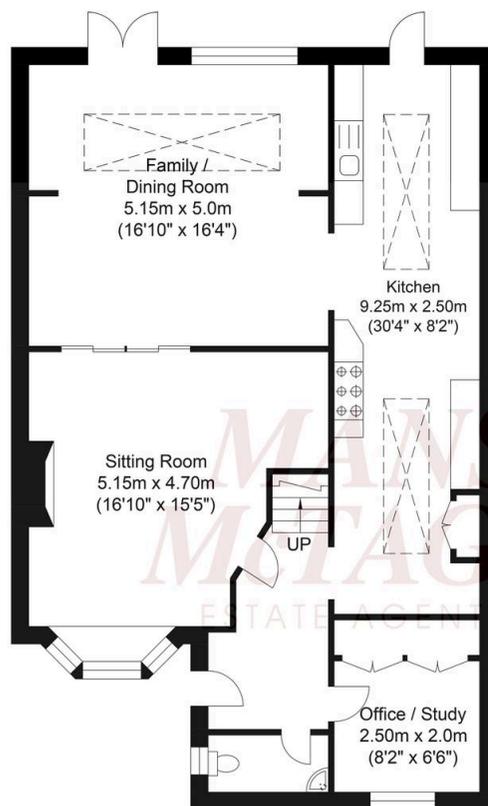
Benefits include hardwood double glazed windows, bespoke shutters and gas fired central heating to radiators.

A brick paved driveway provides parking for 2/3 vehicles and a newly constructed timber framed store provides ample storage.

The 33' x 33' south east facing rear garden offers an excellent degree of privacy and is ideal for family get-togethers. The garden is laid to an artificial lawn, substantial paved patio, covered seating area and side access.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. 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. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
954.75 sq ft
(88.70 sq m)

First Floor
Approximate Floor Area
463.17 sq ft
(43.03 sq m)

Approximate Gross Internal Area = 131.73 sq m / 1417.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a