



19 Wimblehurst Road, Horsham, RH12 2EA

Guide Price **£1,350,000 – £1,450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double sized bedrooms
- 3 reception rooms
- Striking 3 storey Arts & Crafts Victorian detached house of 2,876 sq ft
- Driveway for 2 vehicles
- 0.21 acre secluded corner plot garden and swimming pool
- 2 modern bath/shower rooms
- No onward chain
- Charming and spacious accommodation
- Walking distance of excellent schools, major transport links, town centre and Horsham park

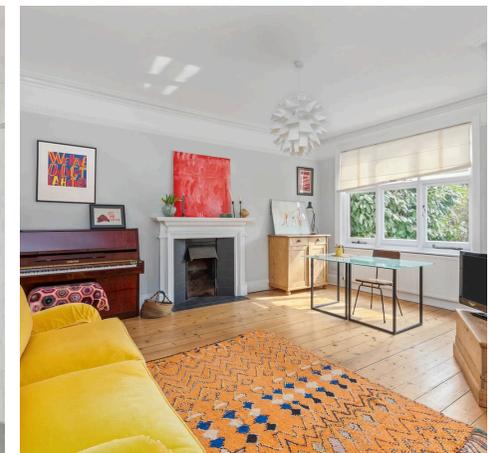
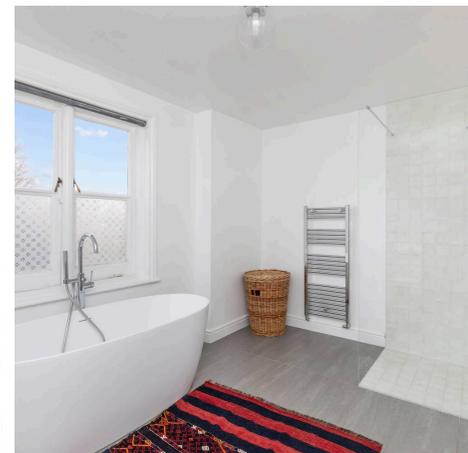
A superb 5 double bedroom, 3 reception room, 3 storey Victorian detached Arts & Crafts house of 2,876 sq ft with an abundance of character, 2 bath/shower rooms, cellar, driveway for 2 vehicles, 0.21 acre corner plot garden and no onward chain.

Council Tax band: G

Tenure: Freehold

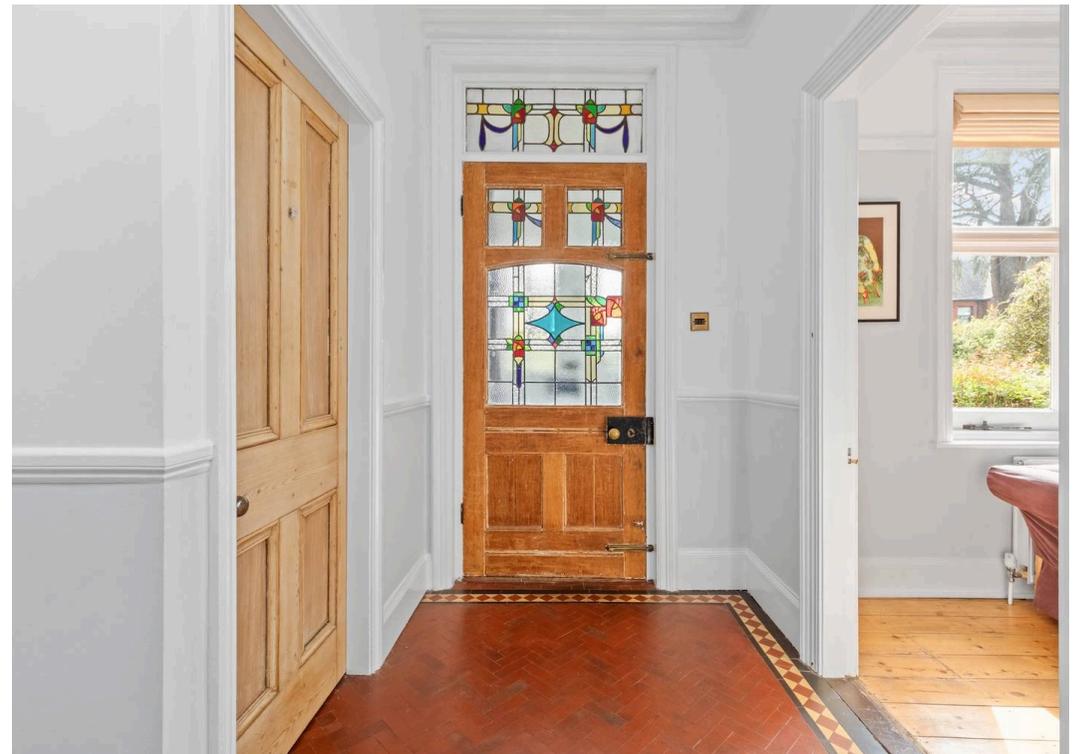
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A superb 5 double bedroom, 3 reception room, 3 storey Victorian detached Arts & Crafts house of 2,876 sq ft with an abundance of character, 2 bath/shower rooms, cellar, driveway for 2 vehicles, 0.21 acre corner plot garden and no onward chain. The accommodation comprises: entrance porch, grand hallway with access into the bay fronted study, separate family room with open fire and great sized sitting room with open fire. The family sized kitchen/dining room is fitted with an attractive range of units, Oak work surfaces, space for appliances, breakfast bar that seats 3-4, useful pantry and a pair of French doors lead onto the garden. A door leads into the utility and boot room with refitted cloakroom and further door onto the driveway. The cellar is located off the kitchen/dining room and provides ample storage. On the first floor there are 4 spacious bedrooms and re-modelled bath/shower room. The landing leads into a recently updated shower room and the second floor provides a further double bedroom. A driveway located off Ashleigh Road provides parking for 2 vehicles. Subject to the necessary consents there is scope to relocate the driveway to the front of the property which would increase the size of the rear garden. The 0.21 acre corner plot garden provides an excellent degree of privacy and is predominantly lawned with well established borders, paved patio and 2 timber framed sheds. A pool with newly fitted heater is located in the south west section of the plot and is ideal for young families.



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.





Basement
Approximate Floor Area
141.0 sq ft
(13.10 sq m)

Ground Floor
Approximate Floor Area
1281.76 sq ft
(119.08 sq m)

First Floor
Approximate Floor Area
1213.84 sq ft
(112.77 sq m)

Second Floor
Approximate Floor Area
239.49 sq ft
(22.25 sq m)



Approximate Gross Internal Area = 267.20 sq m / 2876.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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