



## Merryfield Drive, Horsham

Guide Price £725,000

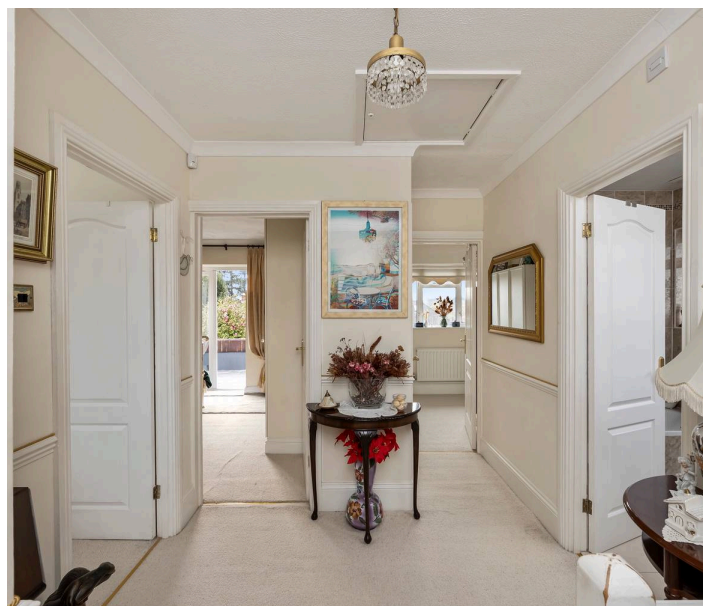
## Merryfield Drive

A beautifully presented three/four-bedroom detached family home, ideally situated on the Western side of Horsham.

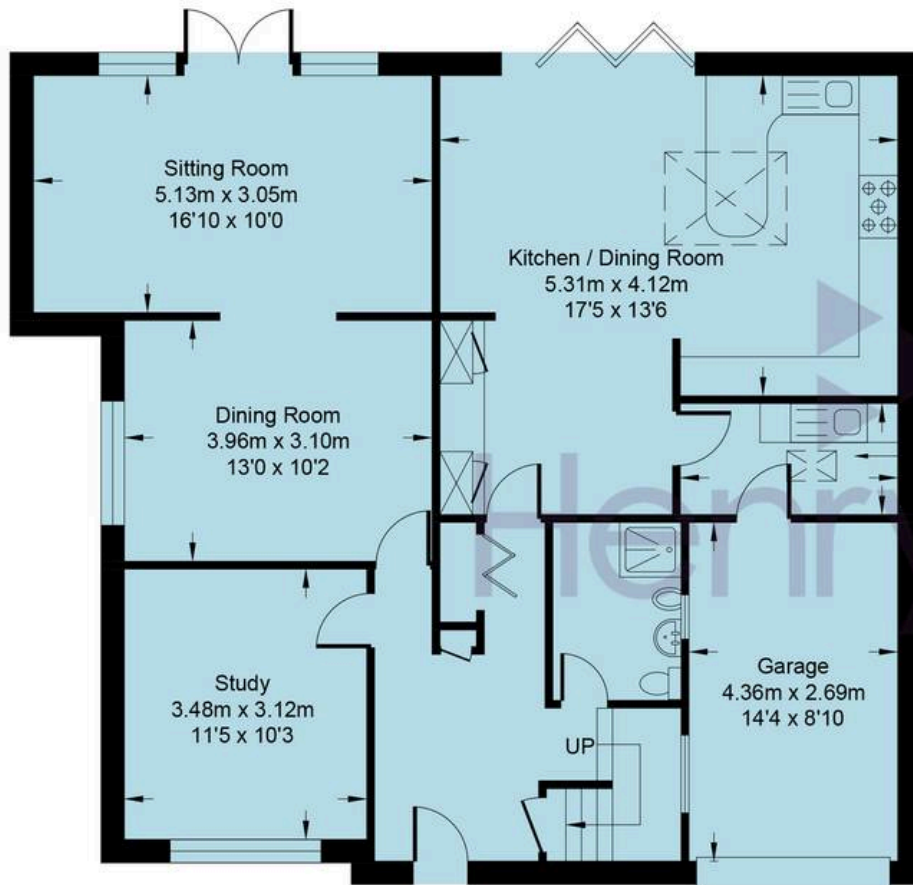
Upon entering, a welcoming reception hallway immediately impresses with its light and airy feel, setting the tone for the rest of the home. This leads through to the main social hub—a stunning open-plan kitchen/dining room featuring bi-fold doors that open onto the rear garden terrace. The kitchen is thoughtfully designed with a range of shaker-style wall and base units, complemented by contrasting granite work surfaces. Natural light floods the space via a sky lantern, while high-specification appliances and tiled flooring complete the contemporary finish.

Additional ground floor accommodation includes a spacious sitting room with double doors opening directly onto the rear terrace, enhanced by quality strip wood flooring. This area flows partially open-plan into a separate dining room with a pleasant side aspect. There is also a versatile study, which could serve as a fourth bedroom, overlooking the front of the property. Further benefits include a separate utility room and a stylish, modern shower room fitted with a walk-in shower, wash hand basin, and low-level WC.

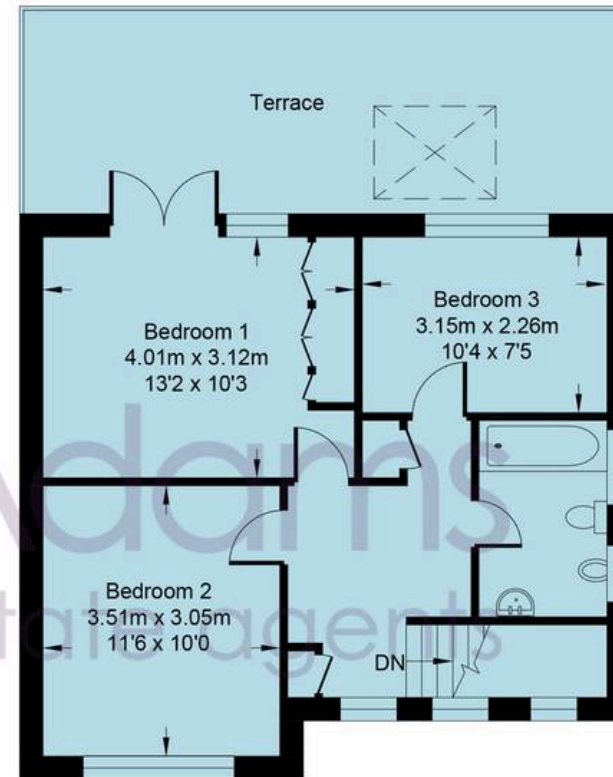
A turning staircase rises to the first floor, where there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and double doors opening onto the roof space. Two further bedrooms are both generous doubles. The accommodation is completed by a beautifully appointed family bathroom.



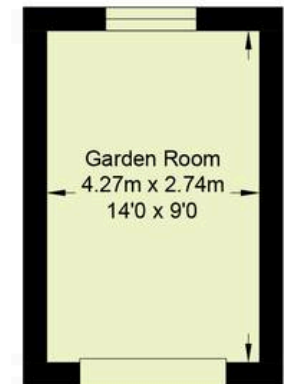




GROUND FLOOR



FIRST FLOOR



## Merryfield Drive



Approximate Area (Including Garage) = 1599 sq ft / 148.6 sq m

Garden Room Area = 126 sq ft / 11.7 sq m

Total = 1725 sq ft / 160.3 sq m

For identification only - not to scale



Externally, the property is approached via a block-paved driveway providing parking for several vehicles and leading to a garage with an electrically operated up-and-over door. The rear garden is superbly laid to lawn and features a modern patio terrace, ideal for outdoor dining and entertaining during the summer months. A former detached garage has been converted into a versatile space, perfect for use as a home office or garden studio. The remainder of the garden is enclosed by well-stocked borders with mature shrubs, trees, and planting, creating a private and attractive outdoor setting.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.







## Henry Adams – Horsham

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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.