



Birchwood Lodge Shaws Lane, Southwater

Guide Price £695,000

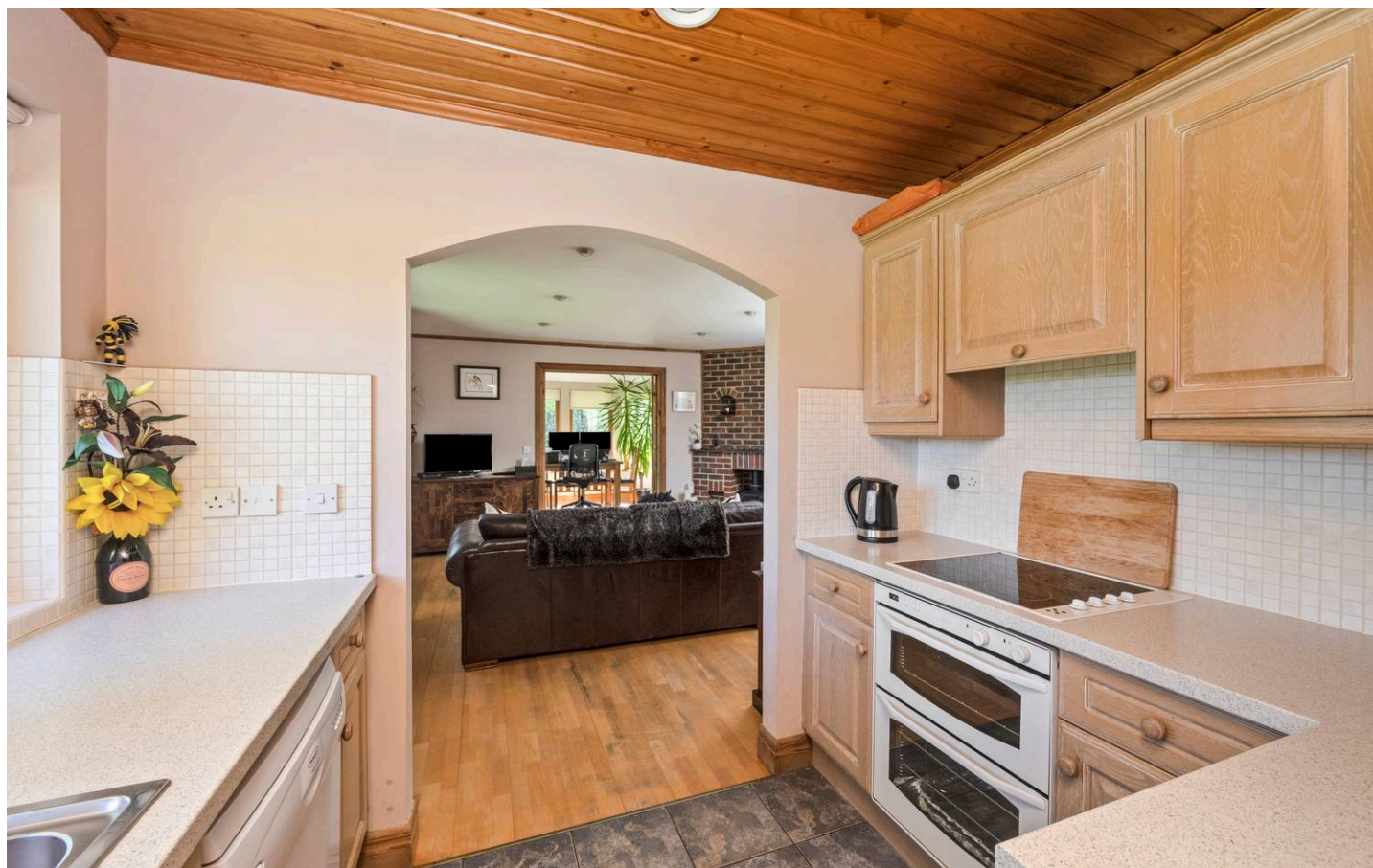
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Southwater, Horsham

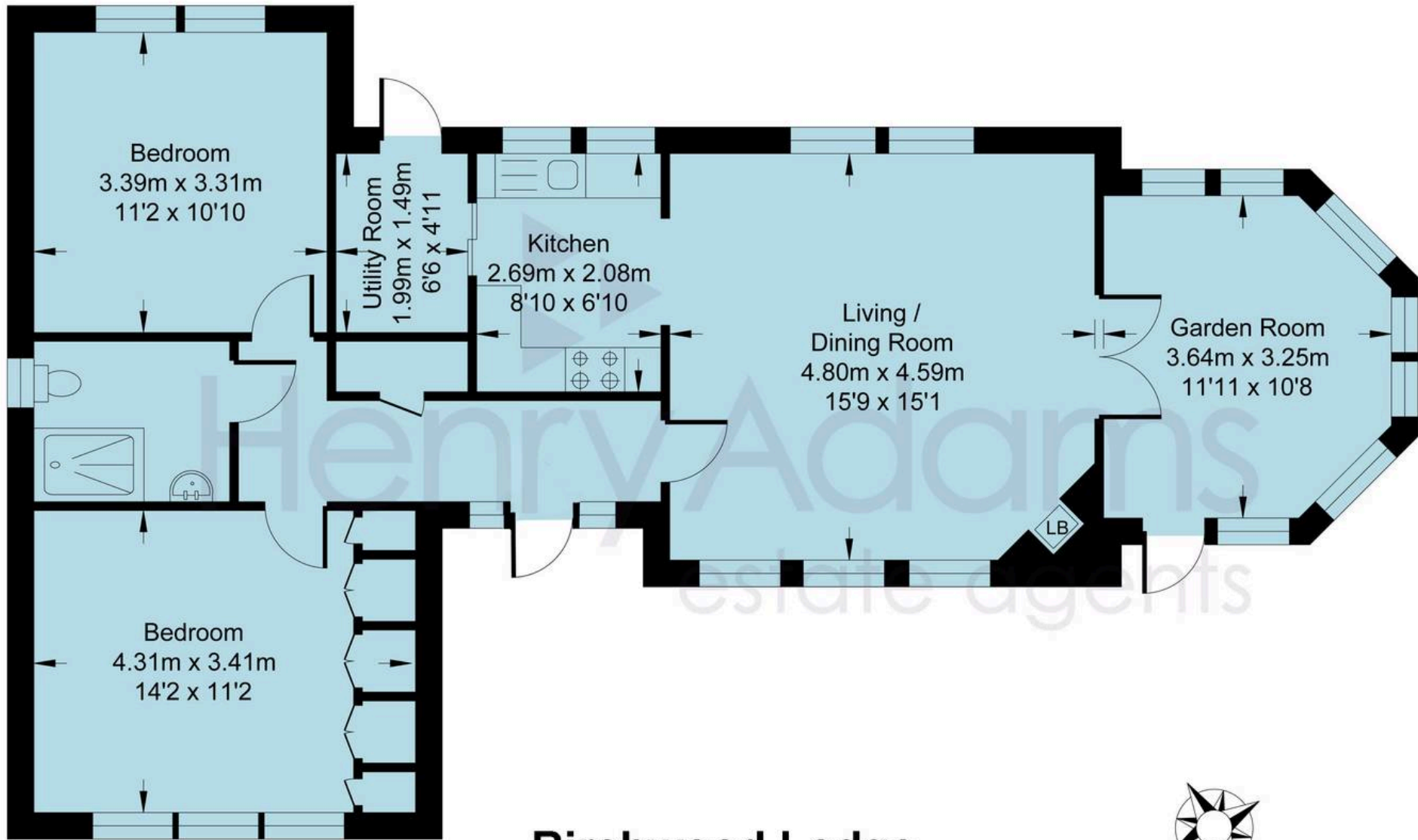
Birchwood Lodge (Scandia-Hus built) offers a superb opportunity; it is currently situated in a semi-rural position on the western side of Southwater backing onto open Countryside and Woodland. It sits within a generous plot of 0.8 of an acre (approx..) and has planning permission granted for the demolition of the existing dwelling and the erection of a new three bedroom dwelling and a detached garage. Information available via Horsham District planning reference DC/25/1325.

The property has a generously proportioned and double aspect living room which has a light and airy feel that capitalises on the views, double doors lead through to a garden/ dining room where you can also enjoy fine views over the gardens and enter the woodland beyond. The kitchen has a super blend of wall and base cabinets with contrasting work surfaces running through and a selection of freestanding appliances, there is also a useful utility room with the direct access to the rear garden terrace.

There are two bedrooms plus a family bathroom which incorporates a walk-in shower, with Duravit WC and hand wash basin fittings all finished to a modern and contemporary style and complimented with high quality chrome fittings.







Birchwood Lodge

Approximate Area = 871.98 sq ft / 81.01 sq m

Total = 871.98 sq ft / 81.01 sq m

For identification only - not to scale





The property is approached via a long private driveway, subject to a public bridleway running along the western edge of the property and partially fenced off, and leads through to the main gardens which are bordered and flanked with mature trees, as well as two feature fish ponds with a timber decking area surrounded by a selection of well established shrubs and planting.

The location is ideal for access to nearby Horsham town Centre with its local immunities and mainline train stations, a superb selection of well regarded local schools, (Christs Hospital school and train station are less than 3 miles away approx) nearby countryside and Southwater Village with its Country Park, local shops, pubs and restaurants.

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. There is also Southwater park with café as well as access to Downs link providing routes to Guilford and Shoreham.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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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.