



149 College Road, Southwater, RH13 9TG

Guide Price **£850,000 – £900,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 great sized bedrooms (4 doubles and 1 single)
- 4 reception rooms
- Spacious detached house of 2,610 sq ft
- Built in 1995 - first time to the market
- Driveway for 4 vehicles and 16'4 x 16'4 double garage with power
- 3 bath/shower rooms (2 en suite)
- Exclusive development of only 3 similar sized homes
- Superb 0.33 acre secluded plot
- Ever so popular village location close to walks, schools, transport links and amenities

A spacious and superbly positioned 5 bedroom, 4 reception room detached house of 2,610 sq ft, built in 1999 with 2 en suites, driveway for 4 vehicles, 16'4 x 16'4 double garage and fantastic secluded 0.33 acre plot.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

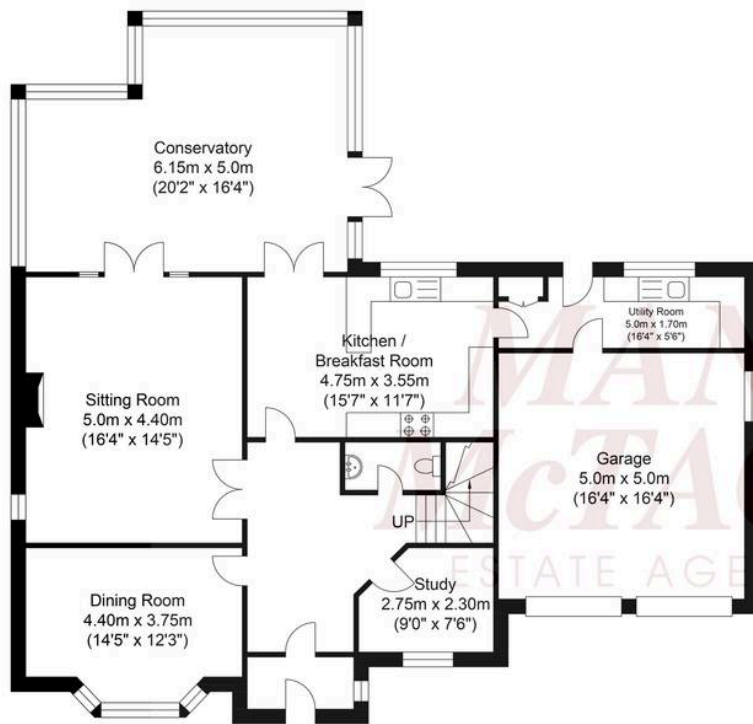




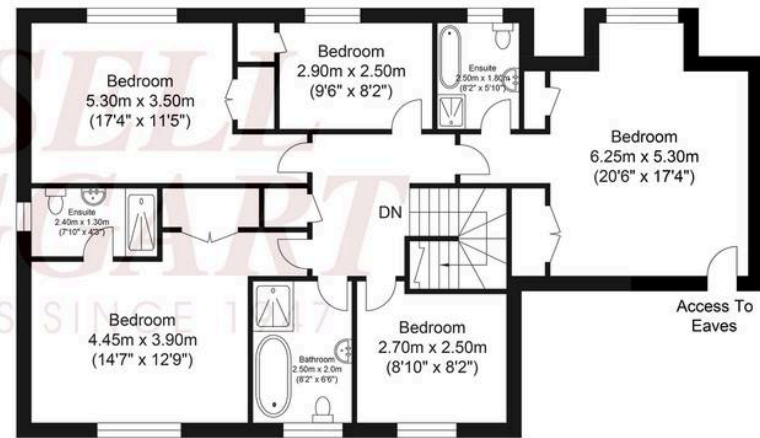
A spacious and superbly positioned 5 bedroom, 4 reception room detached house of 2,610 sq ft, built in 1999 with 2 en suites, driveway for 4 vehicles, 16'4 x 16'4 double garage and fantastic secluded 0.33 acre plot. The property is situated in a select development of only 3 similar sized homes, within easy access of the country park, excellent schools, major transport links and amenities within the village. The accommodation comprises: entrance porch, good sized hallway with storage, re-fitted cloakroom, study/office and bay fronted dining room. The well proportioned sitting room with open fire leads into the sizeable 20'2 x 16'4 conservatory. The kitchen/breakfast room is fitted with a range of units with access into the conservatory and useful utility room which in turn leads into the double garage and door onto the garden. On the first floor there is a hatch into a partially boarded loft which lends itself for conversion into additional bedrooms, if required. The 20'6 x 17'4 principal bedroom is a super size and is equipped with ample fitted wardrobes and en suite bath/shower room. The guest bedroom again with fitted storage and en suite shower room. There are 3 further bedrooms (2 doubles and 1 single) and family bathroom. Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the utility room). A brick paved driveway provides parking for 4 vehicles, leading to the integral 16'4 x 16'4 double garage with power. The driveway could be extended to create additional spaces. The 0.33 acre corner plot garden is a particular feature and offers an excellent degree of privacy. The 147' x 82' rear garden is predominantly lawned with established borders and a great selection of eucalyptus, palms and exotic plants. A 20' x 10' greenhouse is perfect for those looking to grow their own vegetables and fruit.

Southwater is an established village brimming with amenities, situated south of Horsham. With Lintot Square at its convenient centre, everyday needs are fully accommodated with a host of local shopping. Accessible, free parking provides easy access to the Co-op store, Post Office, gift shop, hairdressers, florist and beauty salon. A choice of three local public houses, Indian, Italian, Chinese, pizza, fish & chips and pretty tea room are on hand for dining out or takeaway. Community facilities are within reach with a well-stocked library, leisure centre, health surgery, dentist, pharmacy and vets and three excellent schools offer families outstanding educational options. Southwater Country Park is a stunning 70-acres within the Parish, home to the Water Sports Centre. With three lakes for sailing, canoeing and fishing, beach/barbeque area, a delicious café, skate park and magnificent dinosaur adventure playground for children, the whole family is catered for. Direct access to the Downs Link provides breath-taking routes for the avid cyclist, horse-rider or dog walker. Southwater is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around the town. 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.





Ground Floor
Approximate Floor Area
1523.84 sq ft
(141.57 sq m)



First Floor
Approximate Floor Area
1086.40 sq ft
(100.93 sq m)



Approximate Gross Internal Area (Including Garage) = 242.50 sq m / 2610.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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