



5 Mill Farm Road, Horsham, RH13 6SL

Guide Price **£700,000 - £725,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- 4 reception rooms
- Beautifully presented and flexible detached house built in the 1980s by Charles Church
- Driveway for 2 vehicles and garage with power
- Principal bedroom with en suite
- Rear garden with excellent privacy
- Vendor suited
- Superbly designed kitchen/dining room with bi folding doors
- Close to stunning walks, highly regarded schools and major transport links

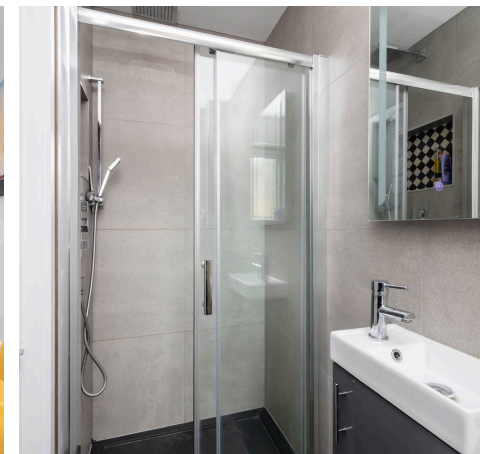
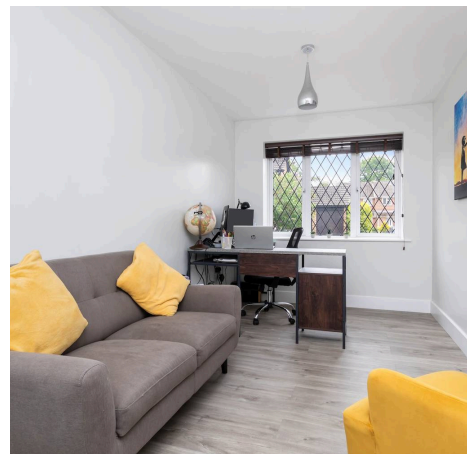
A fantastic 4 bedroom, 4 reception room detached house, built in the 1980s by Charles Church with flexible living space, superb 21'3 x 12'3 kitchen/dining room, en suite, driveway for 2 vehicles, garage and private garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A fantastic 4 bedroom, 4 reception room detached house, built in the 1980s by Charles Church with flexible living space, superb 21'3 × 12'3 kitchen/dining room, en suite, driveway for 2 vehicles, garage and private garden. The property is situated on a popular development, within easy access of excellent schools, major transport links and beautiful walks in Owlbeech & Leechpool woods.

The accommodation comprises: entrance hallway with storage, cloakroom and sitting room with feature fire. The stunning 21'3 × 12'3 kitchen/dining room with bi folding doors provide direct access onto the garden. The kitchen has been refitted with an attractive range of Shaker style units, Granite work surfaces, breakfast island and integrated appliances that include gas hob, extractor, oven, combination oven/microwave, warming drawer, dishwasher and wine cooler. A useful utility/boot room with sink leads onto the garden and into the integral garage. The study/office/occasional bedroom has multiple uses and there are 2 further reception rooms that are accessed off the kitchen - family room and conservatory.

On the first floor there is a principal bedroom with en suite shower room, 3 further well proportioned bedrooms (1 double and 2 singles) and modern bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the garage) and Karndean flooring.

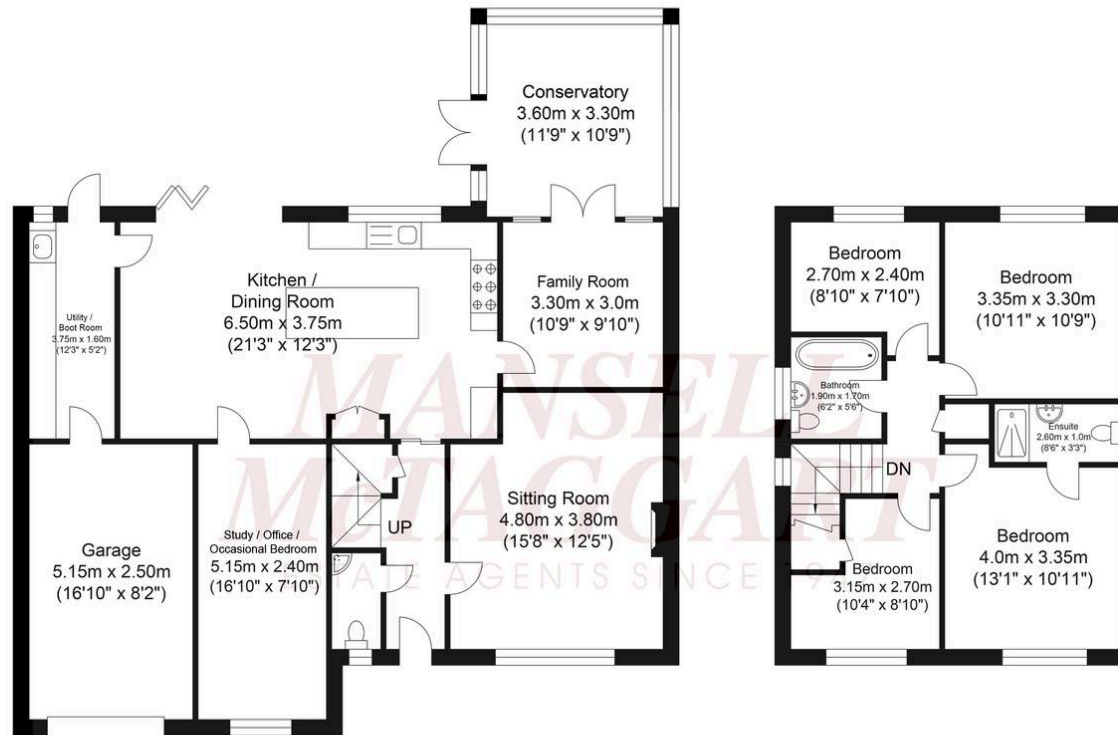
A driveway provides parking for 2 vehicles, leading to the integral garage with power and remote controlled roller shutter door. There is an opportunity to extend the driveway, if required.

The 49' x 43' rear garden offers an excellent degree of privacy and is lawned with borders, paved patio 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
1229.66 sq ft
(114.24 sq m)

First Floor
Approximate Floor Area
528.61 sq ft
(49.11 sq m)

Approximate Gross Internal Area (Including Garage) = 163.35 sq m / 1758.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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