



## 5 Dutchells Copse, Horsham

Guide Price £825,000

# 5 Dutchells Copse

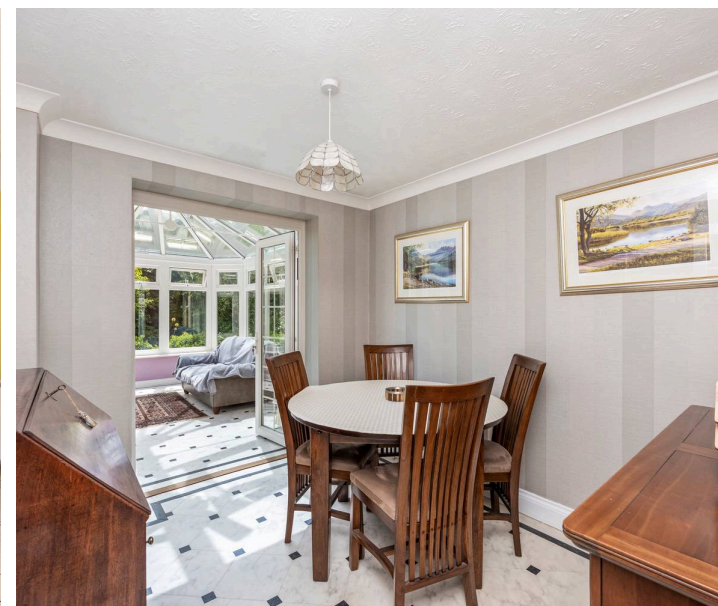
Horsham

A well-proportioned and substantial four-bedroom, three-bathroom executive family home, ideally situated in a highly sought-after North Horsham location.

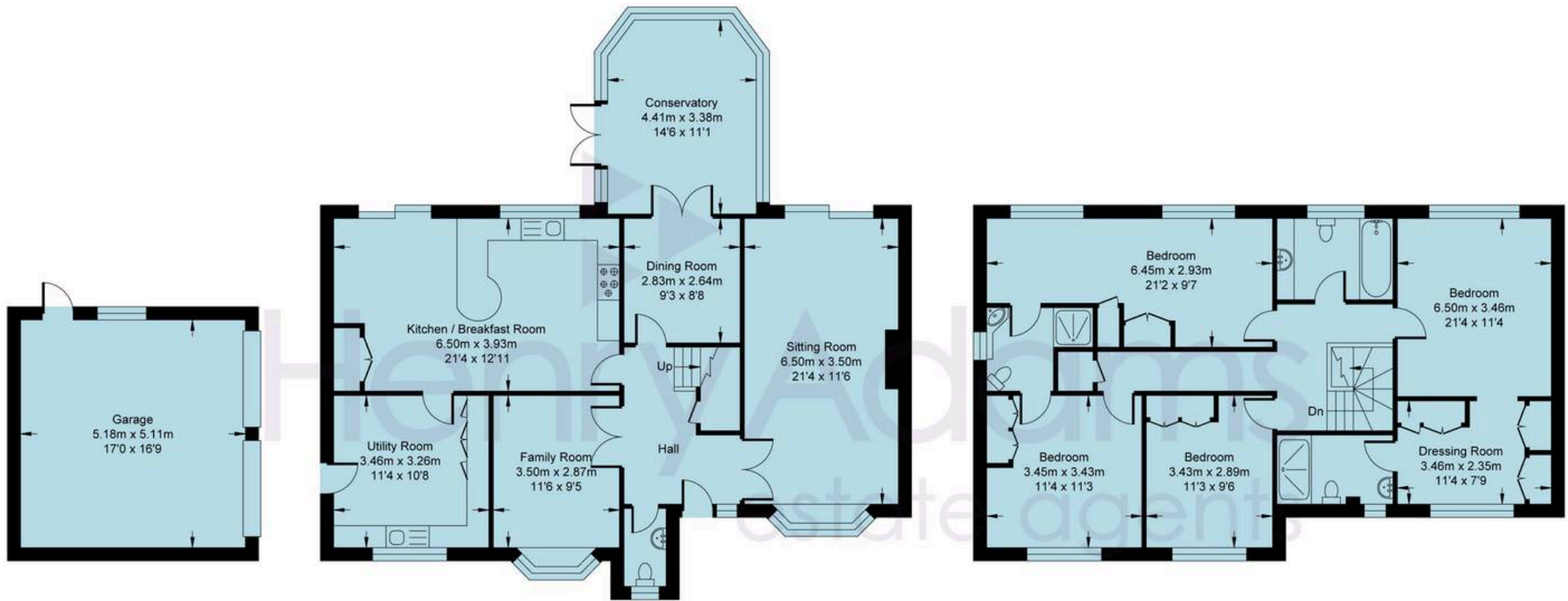
The ground floor is approached via a spacious reception hall, featuring an attractive turning staircase rising to the first-floor landing. The principal sitting room is a superb dual-aspect space extending from front to rear, with sliding patio doors opening directly onto the rear garden and a feature fireplace providing an attractive focal point.

Further reception accommodation includes a family room/TV room overlooking the front of the property, together with a formal dining room that flows seamlessly into a conservatory/garden room, offering delightful views across the beautifully maintained rear garden.

The kitchen/breakfast room provides an excellent open-plan environment for everyday family living and entertaining. The kitchen is fitted with an extensive range of wall and base units, complemented by generous work surfaces and a sociable breakfast bar. A selection of integrated appliances and a tiled floor complete the space, while sliding doors provide direct access to the rear terrace. Adjacent to the kitchen is a large and well-proportioned utility room, offering excellent storage and convenient access to the side garden.







GROUND FLOOR

FIRST FLOOR



## Dutchells Copse

Approximate Area = 2129.42 sq ft / 197.83 sq m  
 Garage = 284.92 sq ft / 26.47 sq m  
 Total (Excluding Garage) = 2129.42 sq ft / 197.83 sq m  
 For identification only - not to scale



To the first floor, a spacious landing leads to the impressive principal bedroom suite, which enjoys attractive views over the rear garden. A walk-through dressing area with extensive wardrobe and cupboard space leads to a contemporary en-suite shower room. A further generous double bedroom measures an impressive 21 feet in length and benefits from dual windows overlooking the gardens. This room enjoys access to a Jack-and-Jill en-suite shower room, shared with an additional bedroom. A fourth double bedroom and a well-appointed family bathroom complete the accommodation.

Externally, the property offers extensive parking on a block-paved driveway for several vehicles, leading to a detached double garage with twin up-and-over doors, power, lighting, and the convenience of a side access door.

The rear garden is a particular feature of the home, having been beautifully landscaped and thoughtfully designed. Well-stocked beds and borders provide year-round colour and interest, with an abundance of mature shrubs, plants, and trees. An Indian sandstone terrace creates the perfect setting for outdoor dining and entertaining, leading onto a well-maintained level lawn that provides excellent space for families to enjoy.

The property enjoys convenient access to Littlehaven mainline railway station, a selection of well-regarded local schools, beautiful surrounding countryside, and Horsham town centre.

Council Tax band: F

Tenure: Freehold







## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.