



Wimblehurst Road, HORSHAM

Guide Price £1,250,000 – £1,300,000

Wimblehurst Road

Horsham

A beautifully presented and substantial executive home, ideally positioned in central Horsham.

The reception hallway, featuring elegant herringbone parquet flooring, provides a welcoming introduction and opens into deceptively spacious and generously proportioned accommodation. Thoughtfully arranged over three floors, this home offers well-balanced living and bedroom space.

The ground floor is centred around a stunning open-plan kitchen/living/dining space measuring approximately 31 feet, with bifold doors opening onto the garden terrace.

The high-specification kitchen features shaker-style units, granite work surfaces, and a central preparation island that doubles as a sociable breakfast bar, alongside a range of integrated appliances is an Aga within a large extractor canopy.

Additional ground floor living space includes a formal sitting room complete with wood flooring and a dual aspect, creating a bright and inviting space. There is also a separate family room or children's playroom, along with a utility room and cloakroom.

An impressive turning staircase leads to the first floor, where the principal bedroom enjoys views to the front, fitted wardrobes, and an en-suite shower room. There are three further bedrooms on this floor, as well as a well-appointed family bathroom featuring a walk-in shower, separate bath, WC, and wash hand basin. The staircase continues to the second floor, which offers two additional double bedrooms, both benefiting from elevated views.



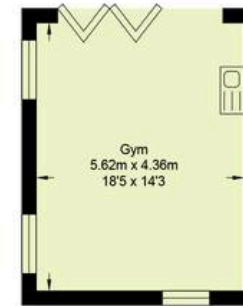




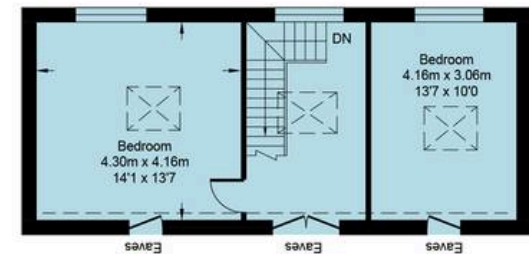
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR



Wimblehurst Road

Approximate Area (Including Garage) = 2876 sq ft / 267.2 sq m

Outbuilding = 264 sq ft / 24.5 sq m

Total = 3140 sq ft / 291.7 sq m

For identification only - not to scale



The property is approached via a double access, providing driveway parking for several vehicles, along with an electric car charging point. The rear garden is a standout feature, offering a patio terrace ideal for outdoor dining during the warmer months. A separate outbuilding/coach house with bifold doors provides excellent versatility, suitable for use as a home gymnasium, garden studio, hobby space, games room, or potential annexe (subject to permissions). The garden continues with a well-maintained lawn, complemented by mature, well-stocked beds and borders. A further natural garden area creates a haven for wildflowers and wildlife.

The property is also perfectly situated for enjoying the surrounding countryside, with excellent commuter links to London, Gatwick, and Brighton.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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.