



Holly Oak House, Swallowfield Copse, Southwater, RH13 6AZ

£1,300,000



A truly exceptional 5-bedroom, 4-reception room detached home of 2,459 sq ft excluding detached annexe/studio, built in 1998 by Hill Reed Homes and beautifully positioned on a superbly secluded 0.56-acre south-facing plot. With two en suites, a large driveway, and a detached studio with office - ideal as an annex or Airbnb - this is a rare opportunity to secure one of only five homes on an exclusive private road. This is the first time the property has come to market since it was built. A generous entrance hallway, spacious enough for pushchairs, shoes and coats, with understairs storage and cloakroom. A super-sized sitting room featuring a half-inglenook fireplace with gas fire and French doors opening directly onto the garden. A study/playroom and a dining room, both with double doors to the garden - perfect for family gatherings and entertaining. The remodelled kitchen/breakfast room is a standout feature, offering an impressive island with lighting, stonework surfaces, and a useful utility area with butler style sink and side access. Integrated appliances include: Neff 'hide and slide' oven, combination oven/microwave, induction hob, extractor, warming drawer, larder fridge, freezer, wine cooler, dishwasher, Franke sink and Quooker boiling tap. An open archway leads into the family room/snug, again with double doors onto the expansive terrace - creating a seamless indoor/outdoor entertaining space. Upstairs, the galleried landing sets the tone for a spacious first floor: the principal bedroom is fully fitted with bespoke furniture, two built-in wardrobes and an en suite bath/shower room. Bedroom 2 includes fitted wardrobes and an en suite shower room. Bedroom 3 is a comfortable double with built-in wardrobe. Bedroom 4 is ideal for teenagers, with wardrobe and access to a private den/study area (also accessible from Bedroom 5). Bedroom 5 is perfect for guests or younger children. A modern family bath/shower room completes the floor. Additional benefits include double glazing, Karndean flooring and gas-fired central heating. Detached studio/potential annex- originally the double garage, this versatile space now offers a studio with kitchenette and shower enclosure, heated independently with its own boiler. A staircase leads to a large first-floor office with eaves storage - ideal for home businesses, creative workspaces or conversion into a full annex/Airbnb. The large, secluded front garden features a brick-paved driveway for 4-5 vehicles. A side gate leads to a partly walled courtyard and the detached studio, opening into the magnificent rear garden. The 0.56-acre south-facing plot is a standout feature - tranquil, private and designed for family life and entertaining. The 113' deep x 128' wide garden is mainly lawned with established borders and a substantial Indian Sandstone terrace that has hosted many memorable gatherings. A summerhouse and several sheds sit at the rear of the plot. These now require attention but offer exciting potential for replacement.

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Council Tax band: H

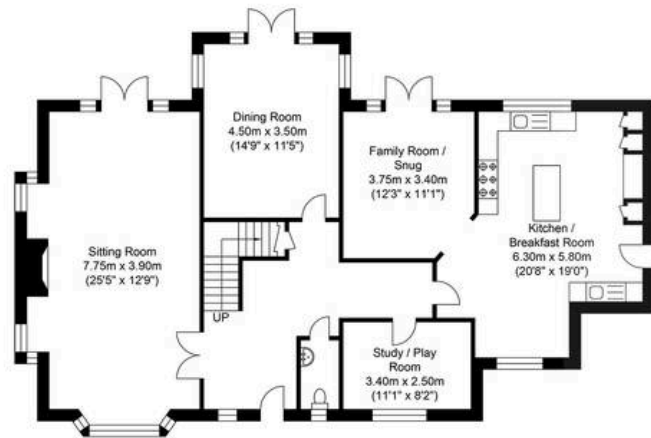
Tenure: Freehold

EPC Energy Efficiency Rating: C

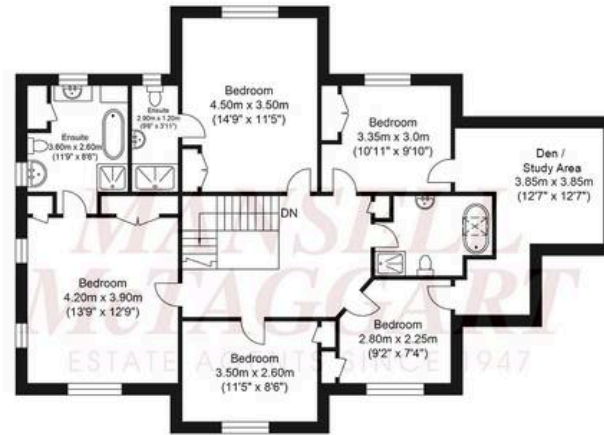
- 5 great sized bedrooms (2 en suite)
- 4 reception rooms
- Superbly located detached house built in 1998 by Hill Reed Homes
- First time to the market since built - no onward chain
- Peaceful and secluded south-facing 0.56 acre plot
- Detached studio with kitchenette and first floor office - ideal annex/Airbnb
- Driveway for at least 4/5 vehicles
- Exclusive development of only 5 houses on private road
- Walking distance to major transport links, excellent schools, Southwater country park, shops and Horsham town centre
- A huge emphasis on entertaining with a family sized kitchen/breakfast room







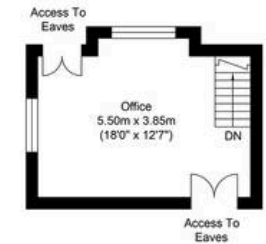
Ground Floor
Approximate Floor Area
1280.79 sq ft
(118.99 sq m)



First Floor
Approximate Floor Area
1178.54 sq ft
(109.49 sq m)



Annexe Ground Floor
Approximate Floor Area
372.32 sq ft
(34.59 sq m)



Annexe First Floor
Approximate Floor Area
227.87 sq ft
(21.17 sq m)

Approximate Gross Internal Area (Excluding Annexe) = 228.48 sq m / 2459.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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