



1 St. Leonards Park House St. Leonards Park, £TBC

Guide Price £925,000

1 St. Leonards Park House St. Leonards Park Horsham

St. Leonards Park House is an imposing grade II listed Georgian country house which was, in 1999, redeveloped to incorporate individual properties in what was once the main house and separate cottages in the former stable block and lodge.

This three bedroom wing of the main house was the original entrance and that grandeur is evident throughout with a wealth of original features including high ceilings, stain glass and wooden shutters with sympathetic additions including fireplaces and oak flooring. The accommodation features a spacious, light and airy, double aspect drawing room with views to both the shared grounds and private garden. There is also a fully fitted kitchen which is open to the separate, double aspect dining room; ideal for entertaining your weekend guests.

To the first floor are two double bedrooms. The current owners use bedroom 2 as the Master bedroom, preferring the stunning views from this room. A range of built in furniture cleverly utilises the available space to great effect, providing ample storage for the most comprehensive of wardrobes. Weekend guests benefit from an en-suite double bedroom, again with pleasing views across surrounding countryside. Across the landing is a family bathroom with roll top bath sympathetic to the character and period of this home. Further accommodation can be found on the second floor. This additional bedroom has further, far reaching views concealed walk-in wardrobe as well as an en-suite shower room.



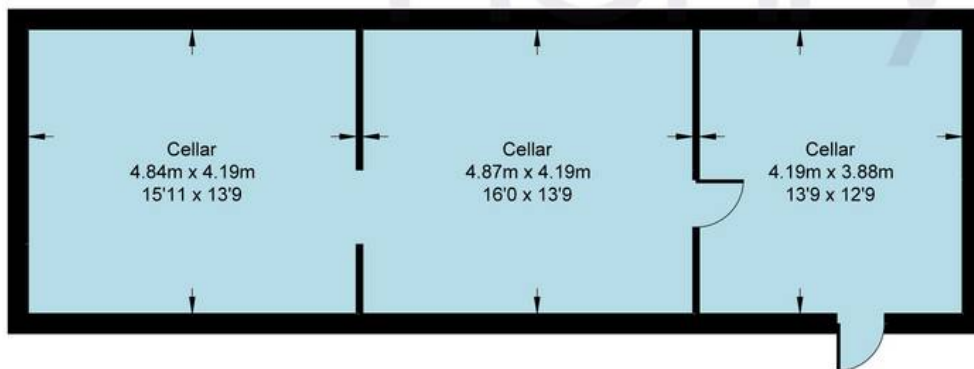




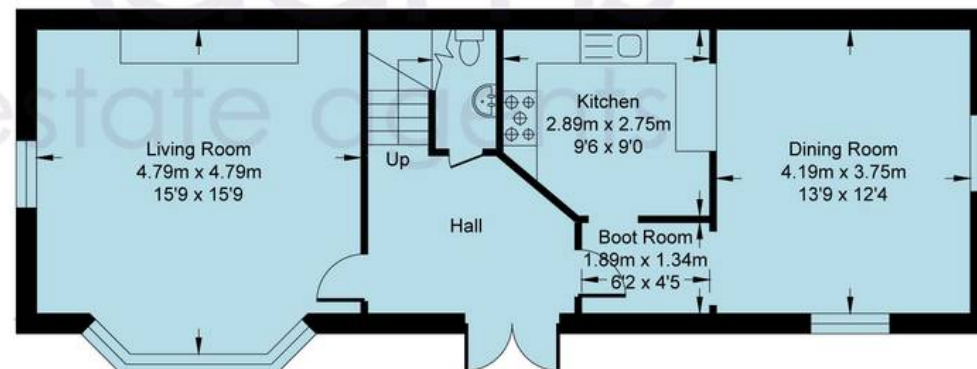
SECOND FLOOR



TOP FLOOR



CELLAR



FIRST FLOOR



St Leonards Park

Approximate Internal Area = 1529 sq ft / 142.1 sq m

Basement = 623 sq ft / 57.8 sq m

Total = 2152 sq ft / 199.90 sq m

For identification only - not to scale



Externally, there is access to the cellar offering a large amount of storage space, albeit, with slightly restricted headroom.

One of the unique features of this property, setting it apart from its neighbours is the private, walled garden with lawn, well stocked borders and terrace ideal for relaxing, alfresco dining.

At the end of the private, tree-lined drive leading to the property are allocated, covered parking spaces as well as spaces for visitors and a gated paddock for the use of all the residents.

It is easy to forget that you are so close to Horsham town centre when you are walking in the four acres of well maintained grounds, enjoying the peace and quiet and uninterrupted views across open farmland.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Ground service charges approx £3,037.00 per annum







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.