



Barkway Cottage

112 Trafalgar Road, Horsham, West Sussex, RH12 2QL

Guide Price £625,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Barkway Cottage, 112 Trafalgar Road, Horsham, West Sussex, RH12 2QL

Courtney Green are delighted to be offering for sale this distinctly individual detached family residence, situated in a popular residential location, not far from the old Horsham Common, on the west side of the town. Built in the mid 1920's and subsequently extended and improved over the years, the property boasts many fine features which will only be truly appreciated by virtue of an internal viewing. The accommodation comprises, on the first floor, three bedrooms, two of which are double sized and benefit from double aspects, a spacious light and airy landing/study area, and a family bathroom. On the ground floor there is the entrance hall, off which is a utility room and a cloakroom. The original parquet floor leads from the entrance hall through to a delightful sitting room, which is double aspect and has a feature fireplace with a wood burning stove. This opens to a separate dining room off which is a modern fitted kitchen/breakfast room, designed and installed by In-Toto. Complimenting the character features are modern benefits including double-glazed replacement windows and a recently fitted gas-fired boiler providing heating to radiators. To the front of the property, there is an area of hardstanding providing off road parking for at least two cars. The beautifully landscaped rear garden enjoys an east/south-easterly aspect. Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities is approximately one mile and Horsham railway station three-quarters of a mile distant.

The accommodation comprises:

Modern composite front door which leaded double glazed window opens to the

Entrance Hall

With under stairs cupboard, original parquet flooring. Steps to the side lead to

Utility Area

With ceiling sun light. Built-in cupboards with integrated Bosch washing machine and worktop surface. Door to

Cloakroom

With frosted double glazed front aspect, wall mounted vanity unit with rectangular wash hand basin having chromium mixer tap and cupboard under, back to the wall w.c. with twin chromium flush, extractor fan, chromium towel warmer, ceramic tiled walls and flooring.

Kitchen/Breakfast Room

Leaded double glazed side aspect, leaded double glazed door to the side and double glazed skylight to the front. Designed and installed by In-Toto Kitchens and fitted with a range of high gloss cream finished base and wall mounted cupboards and drawers with complementing solid wood worktop surfaces incorporating a sink with monobloc tap, integrated Neff appliances including freezer, dishwasher, induction touch control hob and extractor hood, eye level double oven, corner carousel, matching double-width larder cupboard, concealed Vaillant gas fired boiler, porcelain tiled flooring with electric underfloor heating, sage coloured brick style tiling (by Fired Earth), pelmet and down lighting. Feature fireplace display recess with solid wood shelving.

Sitting Room

A lovely double aspect room with leaded double glazed windows to the side and rear and French doors opening to the rear garden. Feature fireplace with oak beam and marble hearth housing a cast iron wood burning stove. Original parquet flooring, picture rail, t.v. aerial point, radiator. Opening to

Dining Room

Leaded double glazed rear aspect, radiator, corner chimney breast with open fireplace and inset mantel, parquet flooring, down lighting.

From the Entrance Hall, the turning staircase rises to the

First Floor Landing/Home Office Area

Which has a bright and airy triple aspect with leaded double-glazed front aspect and double-glazed skylights to the side, storage cupboard and airing cupboard, loft hatch providing access to the loft space.

Bedroom 1

Leaded double glazed double aspect to the side and rear, fitted wardrobes with sliding doors, cast iron fireplace, radiator, picture rail, loft hatch.

Bedroom 2

Leaded double glazed double aspect, radiator, picture rail, cast iron fireplace.

Bedroom 3

Leaded double glazed side aspect, radiator.

Bathroom

Leaded double glazed side aspect and double glazed skylight to the front. Fitted with a white suite of panelled enclosed bath and chromium taps, wall mounted Mira Event electric shower unit with wall bracket and hand shower, glass shower screen, pedestal wash hand basin with chromium tap, low level w.c., part tiled walls, chromium towel warmer, down lighting.

OUTSIDE

To the front of the property there is an area of block paved hard standing providing off-road parking for two vehicles. Neat borders with maturing trees and shrubs. A gated side access leads to the

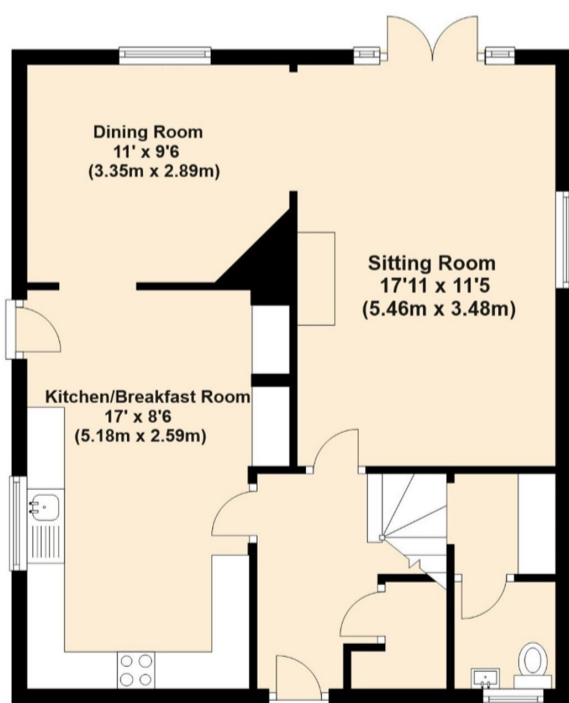
Rear Garden

The beautifully landscaped rear garden enjoys a sunny east/south-easterly aspect and has a wide Indian sandstone paved patio, brick raised beds and a rear patio with pergola, area of lawn. Timber garden shed.

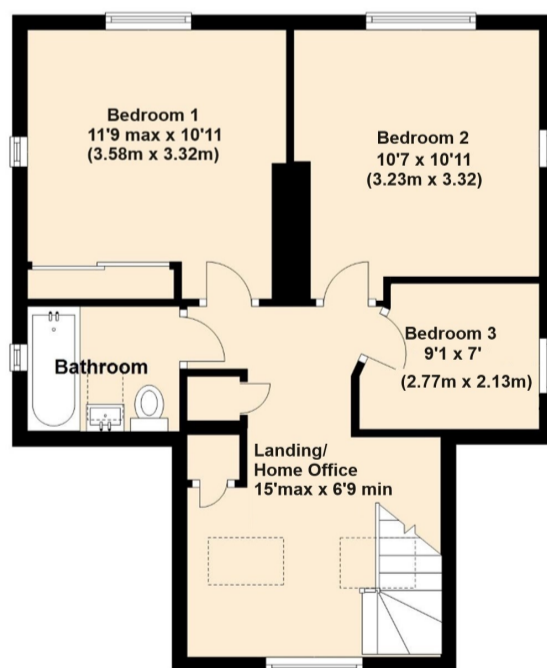
Council Tax Band - E

Ref: 24/5577/20/03

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Ground Floor
Approx. 58.6 sq. metres (630.6 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

