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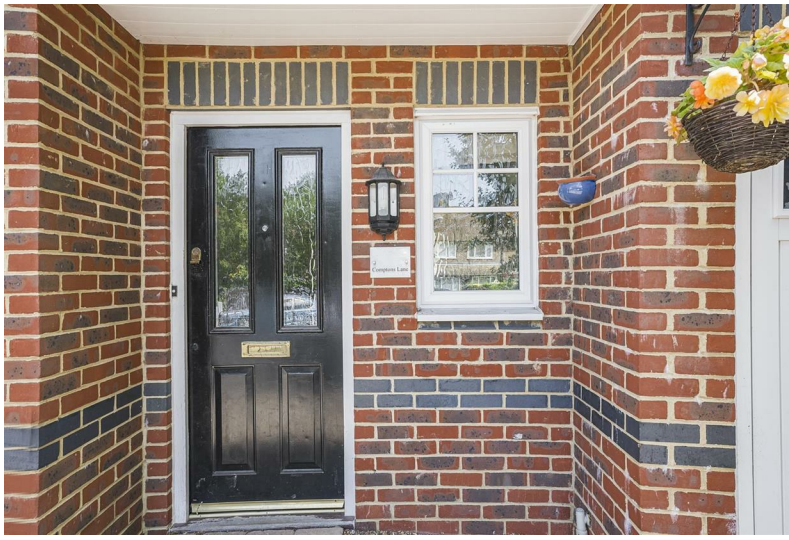


# 2 COMPTONS LANE
# HORSHAM

## £850,000
## FREEHOLD

IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME HIGHLY SOUGHT AFTER LOCATION FIVE DOUBLE BEDROOMS TWO RECEPTION ROOMS STUNNING KITCHEN DINER SEPARATE UTILITY SPACE FOR ADDED CONVENIENCE MASTER WITH ENSUITE AND SECOND BEDROOM WITH ENSUITE EAST/ SOUTH-EAST FACING REAR GARDEN PRIVATE DRIVEWAY AND GARAGE FANTASTIC PRIMARY AND SECONDARY SCHOOL CATCHMENT





Boasting five generously proportioned double bedrooms, this property provides flexible accommodation perfectly suited to modern family living. The thoughtfully arranged interior offers an excellent balance of spacious reception areas and practical living spaces, creating a welcoming environment for both relaxed family life and entertaining guests. With plenty of room to accommodate changing family needs, this is a home that offers both practicality and style.

Nestled in the desirable area of Comptons Lane, Horsham, this stunning detached house offers an exceptional living experience for families and professionals alike. As you enter, you are greeted by a spacious hallway that leads to a versatile reception room on the left, ideal for use as a second lounge, playroom, office, or even a sixth bedroom. To the right, you will find convenient access to the garage, ensuring practicality for everyday living.

The heart of the home is undoubtedly the impressive kitchen diner, designed for both functionality and style. This remarkable space features integrated appliances, underfloor heating, and exquisite quartz worktops. The central island with a breakfast bar, complemented by a glass roof and dual aspect windows, floods the area with natural light, creating an inviting atmosphere perfect for entertaining. Open then to the large dining space, making it an ideal setting for family gatherings or hosting social events.

The large rear lounge, is a beautiful space for unwinding and features a focal gas fire and double doors leading to a beautifully maintained garden. This space is perfect for relaxation and socialising.

Downstairs is finished by a large separate utility room and a downstairs W/C.

Venturing upstairs, you will discover a generous landing that leads to four well-proportioned double bedrooms. The primary bedroom boasts its own ensuite, providing a private retreat, while a separate family bathroom caters to the remaining bedrooms.

Ascending to the second floor, you will find a luxurious primary suite that includes an office space, leading into a spacious fifth bedroom. This level also features another ensuite shower room, enhancing the comfort and convenience of this exquisite home.

Externally, the property benefits from a private driveway providing ample off-street parking, alongside a garage offering further parking or valuable storage space. To the rear, the delightful east/south-east facing garden is a particular highlight, enjoying afternoon and evening sunshine. Providing an attractive setting for outdoor dining, entertaining or simply relaxing, this is a wonderful space to make the most of the warmer months.

With its blend of modern amenities and thoughtful design, this property is a true gem in Horsham, offering ample space for a growing family or those who enjoy entertaining. Don’t miss the opportunity to make this remarkable house your new home.

The location is equally appealing, with Comptons Lane being a highly regarded residential setting within Horsham. A range of local amenities, well-regarded schools, green spaces and leisure facilities are all within convenient reach, while Horsham town centre offers an excellent selection of shops, cafés, restaurants and transport links.





Living on Comptons Lane in Horsham offers an ideal blend of suburban convenience and countryside charm in one of the UK's most desirable market towns.

Families benefit from close proximity to highly regarded schools, including The Forest School, Millais School, and Heron Way Primary School.

Commuters enjoy effortless transport links via Horsham railway station with direct services to London and Gatwick Airport, alongside quick road access to the A24, A264, and M23.

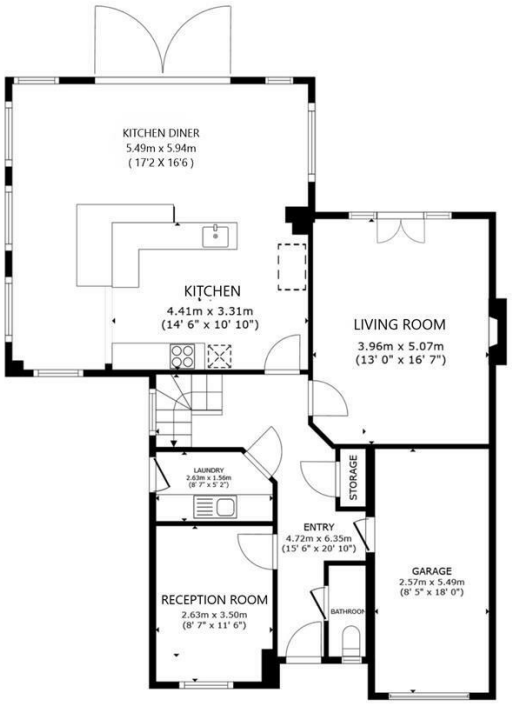
Everyday amenities are right on the doorstep, with Horsham's historic town centre, Swan Walk Shopping Centre, diverse restaurants, and The Capitol theatre all within easy reach.

For outdoor enthusiasts, the location provides immediate access to scenic West Sussex countryside footpaths, Leechpool Woods, Chesworth Farm, and Horsham Park.

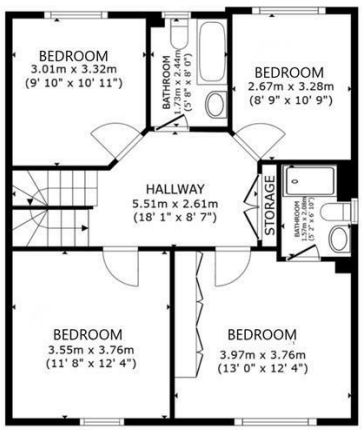
EPC rating - TBC
Council tax band: G








FLOOR 1




FLOOR 2




FLOOR 3

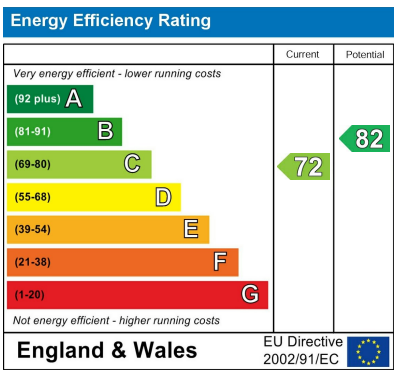
INTERNAL AREA
FLOOR 1 92.81m² ( 999.01sq.ft. ) FLOOR 2 68.8 m² ( 740 sq.ft. ) FLOOR 3 32.6m² ( 350 SQ.FT. )
HEADROOM 3.3m² ( 36 sq.ft. )
TOTAL 194.21 m ²(2089.01 sq. ft. )

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Matterport




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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