



## 5 Hatchlands

Horsham, West Sussex, RH12 5JX

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An extended and well-appointed four-bedroom family home, situated in a cul-de-sac location, within close proximity to Littlehaven mainline railway station. With driveway parking for four vehicles and a detached double garage with power and light.

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- TWO BATH/SHOWER ROOMS
- DETACHED DOUBLE GARAGE



This spacious family home has a welcoming entrance hall with stairs to the first floor and doors to all three reception rooms, a stunning open plan kitchen/dining room and a ground floor cloakroom.

The three reception rooms include a family room and home office to the front of the house. The double aspect sitting room with an inset gas coal effect fire with stone surround to the rear with a bi-fold door leading out into the rear garden.

The re-fitted and extended open plan kitchen/dining room is the new heart of the house offering a defined area to relax and enjoy the views into the garden via two sets of bi-fold doors.

In the kitchen area there is an array of built-in appliances including an integrated dishwasher, fridge/freezer, twin split-level ovens and a separate ceramic hob with pop up extractor fan, situated on an island in a central position. Across from here is a dining area with space for an eight-seater table and chairs, giving way to a relaxing area for sofas and another space for the family to get together.

To the first floor is a window lit landing with doors to all four bedrooms and a family bath/shower room. The main bedroom has an en-suite bath/shower room.

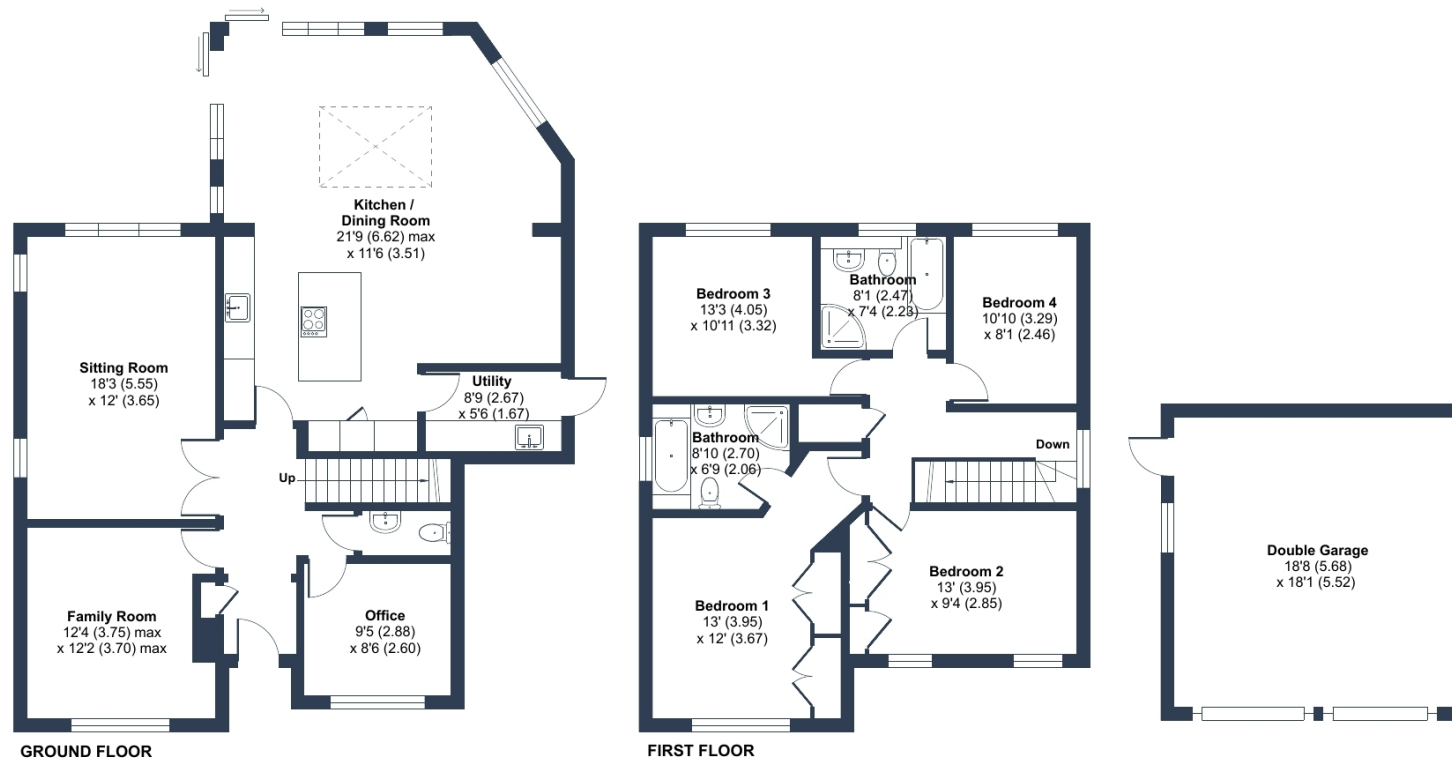


## OUTSIDE

The property is approached via a landscaped block paved driveway, providing parking for four vehicles, leading to a double detached garage with power and light and door to side. The rear garden has been beautifully designed to be low maintenance yet have both colour and seclusion. Comprising of two separate patio areas, ideal for alfresco dining. From here there is an area of artificial lawn that gives all round colour.

Horsham is a popular market town with a shopping centre and mainline station. This property is located less than half a mile away from Littlehaven mainline railway station with services to London and the south coast. Horsham Carfax, in the town centre, is around 2 miles away, offering a wide range of restaurants, services and shopping.





 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1286037

Approximate Area = 1944 sq ft / 180.6 sq m  
Garage = 337 sq ft / 31.3 sq m  
Total = 2281 sq ft / 211.9 sq m

For identification only - Not to scale

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

#### Services

Electricity, gas, water and mains drainage are currently connected to the property.  
Council Tax Band G (however this could be subject to change). EPC-C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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