



Fernhill, 14 Rookwood Park

Horsham, West Sussex, RH12 1UB

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Alex Harvey

A passion for property

Fernhill

An impressive five-bedroom family home, built by Berkeley Homes situated on a mature plot of around 1/3 of an acre, with a double detached garage and driveway with ample parking. Tucked away at the end of the exclusive, sought after Rookwood development, a short distance from Horsham town centre and mainline railway station.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY AND STUDY
- DETACHED DOUBLE GARAGE
- SOUGHT AFTER EXCLUSIVE DEVELOPMENT









The front porch leads into the welcoming reception hall which provides access to the family room, kitchen/dining room, downstairs cloakroom, study, stairwell to the first floor, and the sitting room.

The dual aspect family room, to the front of the property, is a lovely bright space with a bay window providing plenty of natural light. The kitchen/dining room is a real highlight of this home, with practical yet stylish wood-effect flooring and triple aspect dining area with folding doors into the garden. The kitchen is fitted with modern, shaker-style units with contrasting stone worktops and includes a central island with a breakfast bar. Appliances include two split-level Neff ovens, an induction hob with built-in extractor, an integrated Neff dishwasher, and space for an American-style fridge/freezer. The attached utility room provides space with plumbing for a washing machine and dryer. The study to the rear of the property is the ideal space for those working from home. The triple aspect sitting room is a lovely, bright space with a feature box bay window and an inset decorative fireplace with a solid wood mantel.

The central, winding stairwell leads to the part-galleried landing which leads to all five double bedrooms and the family bathroom. Bedrooms four and five both have built-in wardrobes. Bedrooms one has a built-in wardrobe and an ensuite shower room that includes jack and jill basins. Bedroom two has a built-in wardrobe and an ensuite bathroom. The refitted family bathroom has been fitted with a freestanding bathtub, WC, basin unit with storage and a walk-in shower.





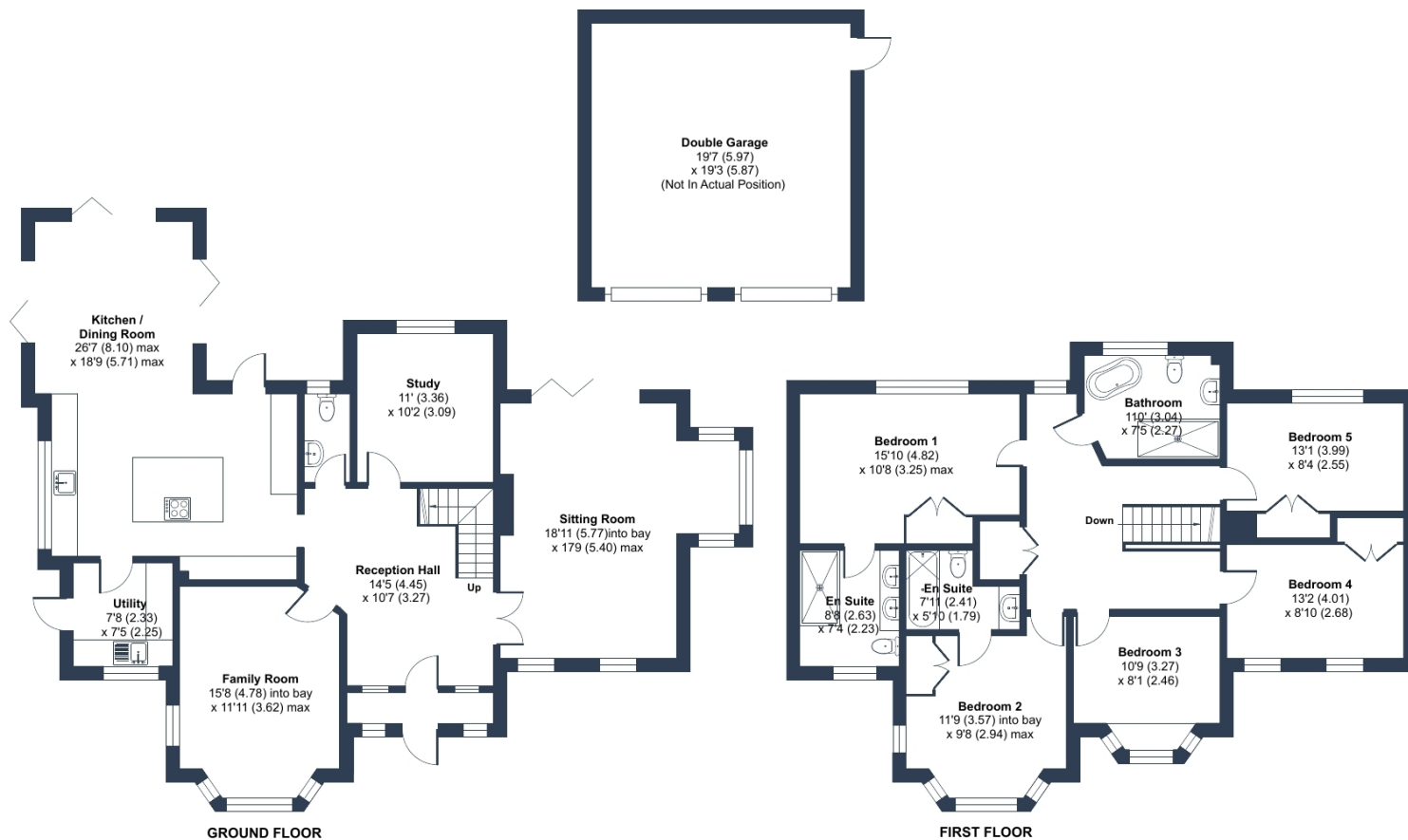


OUTSIDE

Beautifully located on the sought-after, exclusive Rookwood Park, tucked away at the end of the development next to the golf course. The property is approached via a substantial, gated driveway, with parking for several vehicles, leading to the double garage with power & lighting. This home is set in mature, wrap around gardens, perfect for aspiring gardeners, mainly laid to lawn with trees, hedging, and a patio area, ideal for al-fresco dining.

Horsham is a popular market town in the county of West Sussex. For the commuter, Horsham mainline railway station is a short drive away, offering regular services to London and the south coast. Horsham Carfax in the town centre is also a short distance away, offering a wide range of restaurants, services, and shopping facilities. A selection of schools and colleges, private and state are within a short distance of this home.





Approximate Area = 2366 sq ft / 219.8 sq m
 Garage = 377 sq ft / 35 sq m
 Total = 2743 sq ft / 254.8 sq m
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Alex Harvey Estate Agents. REF: 1446632

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, mains gas, water and mains drainage are currently connected to the property. In addition there is also a borehole in the garden. Council Tax Band G. EPC-C. Agents Note: An annual estate service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

