

THE GABLES

HORSHAM • RH13



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***A bespoke award winning contemporary
and spacious 6 bedroom new home***

Kitchen/Dining room • Utility room • Living room
TV room • Cloakroom

Master bedroom suite with roof terrace
5 further bedrooms (3 with ensuite) • Family bathroom

Double garage • Private parking

Horsham station 1.6 miles (London Victoria/London Bridge
55 mins) • Gatwick Airport 13.9 miles
Central London 39.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





The Property

Last of four brand new luxury homes situated on a quiet Sussex country lane in this stunning, tranquil location, yet close to Horsham town centre with all its amenities and convenient commuting. Further incentives are available for proceedable buyers.

You are greeted by a striking entrance hall with a sympathetically crafted stairwell with glass balustrade. A room of particular note is the large formal reception to the rear of the property, enjoying a modern inset wood-burning stove, triple height ceilings and wired for additional television if required.

Bi-folding doors lead out from the triple height formal reception to the wide terracing and garden, enjoying tranquil, countryside southerly views over farmland and beyond. The impressive kitchen/diner is finished to an extremely high specification; fine Silestone worktops adorn the units and integral Bosch appliances. The large feature central island is perfect for casual entertaining and dining.

There is a separate utility room leads and double integral garage which likewise benefits from under-floor heating, perfect for a classic car. The feature staircase leads to a splendid landing which in turn leads to the outstanding master suite complete with expansive dressing room and door leading to large en-suite bathroom. There are five further, substantial bedrooms, two with en-suites and a beautifully appointed family bathroom.

The developer has paid attention to the important details, including environment sustainability and efficiency, the wireless interfacing with modern technology allowing access to perform various household and media management tasks remotely.

Garden and grounds

The property enjoys a lawned garden to the rear and side, with architectural planting and landscaping providing screening whilst ensuring views are not obscured. Double garage with electric doors and storage housing the multimedia and plumbing facilities. There is also parking for several vehicles.

Directions (Postcode RH13 6QD)

From Horsham take the A281 east out of Horsham for around 1 mile, as you pass Hilliers Garden Centre on the right hand slow down and take the next right hand turn onto Sedgwick Lane. Take the first right hand turning onto Woodland Park and enter through the electric wooden gates on the left. The Gables can be found as the last property on the left hand side.

Services

Heated by an air-source heat pump. Mains water, electricity and private drainage.

Fixtures and fittings

All those items regarded as owners fixtures and fittings, together with the fitted carpets and curtains are included in the sale. The light fittings are specifically excluded from the sale. However, they may be available by separate negotiation.

Local authority

Horsham District Council. Telephone 01403 215100.



Approximate Gross Internal Floor Area 424.3 sq.m. / 4,567 sq.ft.

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