



**Dorking Road
Kingsfold, RH12 3SB**

£535,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

This semi-rural setting to the north of Horsham offers far-reaching views and walks across open fields towards Ruser village and Leith Hill. The property is located within a short walk of The Owl at Kingsfold, a delightful country pub with a fine selection of ales and full restaurant facilities that is the natural hub of this village. The setting is also well positioned for accessing both Horsham and Dorking town centres with their wealth of restaurants, shops and facilities together with a number of major road networks including the A24, A29 and A281. The property is also within close proximity of Warnham Station, that services London Bridge and is also easily accessible to Ockley Station. The area is close to a number of schools, with Warnham C of E Primary being the closest.

PROPERTY

Tenure: Freehold

This detached property is now available for sale and is in good condition. It is an ideal home for families or those looking to downsize. With distinct features such as a spacious hallway, this property has been meticulously designed to offer comfort and functionality.

The residence boasts 3 spacious, double bedrooms. The ground floor hosts the first bedroom, which is bathed in natural light. The other two bedrooms are located on the first floor, both are spacious, filled with natural light and offer an inviting atmosphere for rest and relaxation.

The property has one modern bathroom that includes a window

and a bath with shower. The elegant design and quality fixtures make it a truly luxurious space.

The heart of the house is the spacious kitchen, which is naturally lit and offers plenty of storage and ample workspace. The kitchen is designed for those who love to cook and entertain, it's a space that will truly inspire your culinary creativity.

The property also includes two reception rooms. The first reception room is a lounge/diner that offers a spectacular garden view and direct access to the garden, filling the space with natural light and creating a serene atmosphere. The second reception room is generously sized and can be adapted to your needs, making it an ideal space for a study, playroom, or even a home office.

OUTSIDE

The outdoor space of this property is as impressive as the interior. There is driveway parking available for multiple cars and a detached garage. There is also side access to the large private garden, which is mostly laid to grass with a patio and decking area, it wraps around the side of the property providing a perfect setting for outdoor living and entertaining.

Located near green spaces, walking routes, and cycling routes, the location is perfect for those who enjoy outdoor activities and appreciate the tranquillity of nature.

This property presents a unique opportunity to acquire a home that combines space, comfort, and a prime location. Don't miss out on this exceptional property.





Buses

2 minute walk



Shops

Warnham Village Store
2.1 miles



Trains

Ockley – 2.8 miles
Warnham – 3.4 miles



Airport

Gatwick
16.3 miles



Roads

M23
9.4 miles



Sport & Leisure

Warnham Gym
2.1 miles



Rental Income

£1,900 pcm



Schools

Warnham Primary
Holbrook Primary
Tanbridge House



Broadband

Up to 67 Mbps

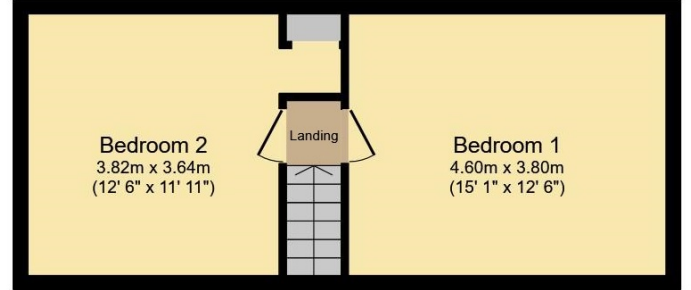


Council Tax

Band E



Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,238 sq ft / 115.1 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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