



**Roffey Park
Colgate, RH12 4TD**

**Offers In Excess Of
£475,000**

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

Roffey Park , Colgate, RH12 4TD



LOCATION

Roffey Park is a delightful setting, on the eastern side of the historic market town of Horsham, amidst hundreds of acres of open countryside, yet also within a short drive of J11 of the M23, and in turn Gatwick, London, and the South Coast. The village of Colgate is a short walk away, that features The Dragon, a popular gastropub, set on the edge of the historic St Leonard's Forest, with Cottesmore Golf & Country Club a short drive further. Horsham offers a thriving town centre, with a whole host of eating and dining options, together with numerous pubs, bars, and coffee shops. There are also a broad selection of shopping facilities, from major retailers including John Lewis, Oliver Bonas and TK Maxx, to a good selection of independent retailers. In addition, the town offers a twice-weekly market, an Everyman Cinema and The Capitol Theatre, hosting plays, musicians, and well-known comedians, with Horsham station offering a direct service to London Victoria (55 mins).

ACCOMMODATION

This delightful apartment is set within a Grade II listed Victorian Country House, and occupies a prime position within this historic building, facing out onto the extensive grounds. The property is approached through an imposing shared entrance hall, which leads into the ground floor property. Once inside the property there are a series of hallways providing access to a walk-in storage room, and to a stunning panelled inner hallway that provides access to the principal rooms. The living room is set to the rear of the house and features a striking five light window, with stone mullions and transom, that perfectly frames the stunning view across the landscaped grounds, with reclaimed oak flooring laid in a chevron design. The contemporary fully fitted kitchen, with integrated appliances and granite work surfaces, is set just off the living room. The property also features two double bedrooms, one of which features a superb stone fireplace, full height panelled walls and decorative ceiling mouldings. The second bedroom also features decorative ceiling and stone mouldings, an extensive range of fitted wardrobes and an en suite with walk-in shower. In addition, there is a separate modern white bathroom suite and oil-fired central heating.

GROUNDS AND PARKING

The property is approached from Forest Road, along a long-gravelled road, which leads out onto a large, gravelled driveway to the front of the house with a central turning circle and an adjacent private car park for residents. In addition, there is a secondary secure access to Roffey Park, which provides a direct access to the A264 secured by electrically operated gates. The house is set within extensive landscaped gardens, extending to approximately 18 acres, which are professionally maintained and for the exclusive use of the residents. To the front of the house there is an area used for social gatherings and barbecues, which offers far-reaching views over open fields. To the rear of the house there is a wealth of flora and fauna, with an expanse of lawn inset with mature specimen trees and plants, with ample space for a long walk or space to sit and enjoy the picturesque environment.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years from 29 March 1996
Annual Service Charge: £tbc
Service Charge Review Period: tbc
Annual Ground Rent: £tbc
Ground Rent Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

7 minute walk



Shops

Co-op Food
1.9 miles



Trains

Littlehaven – 2.7 miles
Horsham – 2.9 miles



Airport

Gatwick
10.5 miles



Roads

M23
3.9 miles



Sport & Leisure

Cottesmore Golf & Country Club
2.2 miles



Rental Income

£1,500 pcm



Schools

Colgate Primary
Cottesmore School
The Forest School
Millais



Fibre Broadband

Up to 944 Mbps

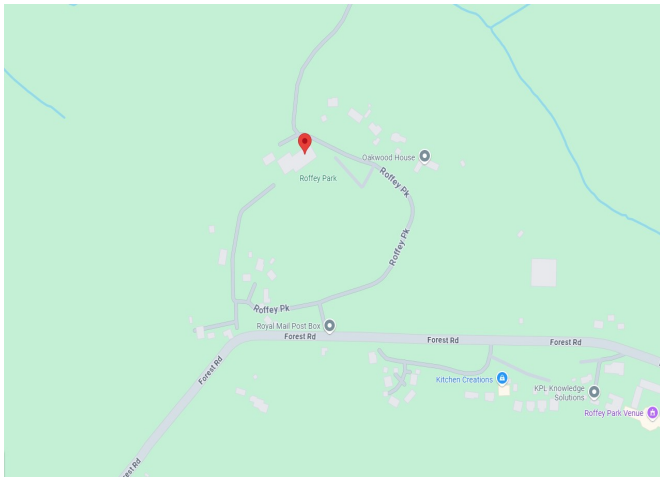


Council Tax

Band G



Map Location



Total Approximate Floor Area
1,372 sq ft / 127 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		61
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
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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