



KINGSFOLD, WEST SUSSEX

THIS BRIGHT, LIGHT FOUR-BEDROOM FAMILY HOME LOCATED IN THE VILLAGE OF KINGSFOLD HAS BEEN FULLY MODERNISED AND WELL MAINTAINED WITH A PRETTY PRIVATE GARDEN, DETACHED GARAGE AND PLENTY OF PARKING, AND FANTASTIC COUNTRYSIDE WALKS RIGHT FROM THE DOOR. A FABULOUS HOME FOR ENTERTAINING OR FOR A FAMILY.

PROPERTY FEATURES

HOUSE

- THIS ELEGANT FOUR-BEDROOM HOME IN THE VILLAGE OF KINGSFOLD ON THE WEST SUSSEX/SURREY BORDER HAS EVERYTHING YOU COULD WANT FROM A FABULOUS FAMILY HOME.
- BRIGHT WELCOMING HALLWAY FLOODED WITH LIGHT, REFLECTING ON THE BEAUTIFUL WOODEN FLOORING.
- THE SITTING ROOM HAS WINDOWS OVERLOOKING THE FRONT GARDEN AND PATIO DOORS ONTO THE REAR GARDEN WITH A WORKING FIREPLACE.
- THE KITCHEN IS A MODERN GREY SLEEK HANDLELESS KITCHEN, WITH DOUBLE OVEN AND FITTED APPLIANCES.
- LARGE SPLIT-LEVEL ISLAND UNIT WITH A BREAKFAST BAR FOR ENTERTAINING AND RELAXED DINING.
- THE FORMAL DINING ROOM OFFERS THE OPTION OF CONVERTING TO AN OPEN PLAN LAYOUT IF DESIRED. THE PARQUET FLOOR ADDS A SOLID QUALITY FEEL.
- UPSTAIRS THE SENSE OF SPACE AND LIGHT CONTINUES WITH THE SPACIOUS BRIGHT GALLERIED LANDING LEADING TO THREE DOUBLE BEDROOMS INCLUDING THE MASTER WITH ENSUITE. AND A SINGLE BEDROOM/STUDY.
- THIS HOME REQUIRES NO WORK AND IS PRESENTED IN EXCELLENT CONDITION AND READY FOR NEW OWNERS.



OUTSIDE

- GRAVELLED DRIVE TOWARDS THE DETACHED GARAGE AND PARKING AREA.
- THE LAWNED GARDEN WITH A PATIO AREA LOCATED IN A REAL SUN TRAP CREATES AN IDEAL SPACE FOR ENTERTAINING GUESTS WITH A BBQ OR ALFRESCO DINING.
- THE REAR GARDEN HAS A LAWNED AREA, WITH APPLE TREES AND VEGETABLE BEDS.
- IF YOU ENJOY A WALK OR HAVE A FOUR-LEGGED FRIEND, THERE ARE EXCELLENT WALKS NEARBY.
- THE OWL IS A FANTASTIC LOCAL PUB PROVIDING GREAT FOOD AND DRINK AND A LOVELY FRIENDLY ATMOSPHERE.



THE AREA

- HORSHAM (4 MILES) OFFERS A FANTASTIC MIX OF SHOPS, RESTAURANTS AND LEISURE FACILITIES, INCLUDING TENNIS COURTS, A SWIMMING COMPLEX AND A SPORTS CENTRE.
- THE VILLAGE OF WARNHAM (2 MILES) HAS A SHOP WHICH IS OPEN LONG HOURS AND IS GREAT FOR ALL YOUR ESSENTIALS.
- LOCAL PRIMARY SCHOOLS - WARNHAM PRIMARY, CAPEL, HORSHAM, RUDGWICK AND SLINFOLD.
- SECONDARY SCHOOL BUS STOP OUTSIDE THE OWL PUB.
- LOCAL INDEPENDENT SCHOOLS INCLUDE FARLINGTON SCHOOL, CHRIST'S HOSPITAL AND PENNTHORPE PREP SCHOOL.
- EXCELLENT ROAD AND RAIL CONNECTIONS - THIS LOCATION BALANCES COUNTRYSIDE CHARM WITH COMMUTER CONVENIENCE.



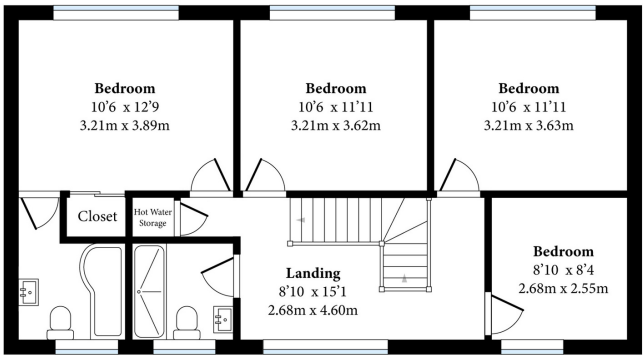
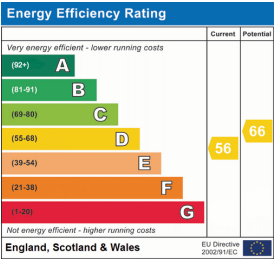


COUNCIL TAX BAND: G

COUNCIL: HORSHAM DISTRICT

TENURE: FREEHOLD

SERVICES: OIL, PRIVATE DRAINAGE

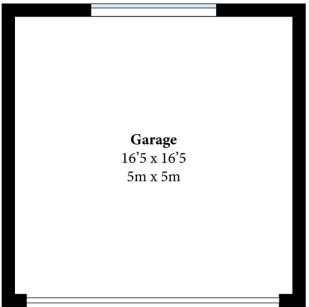
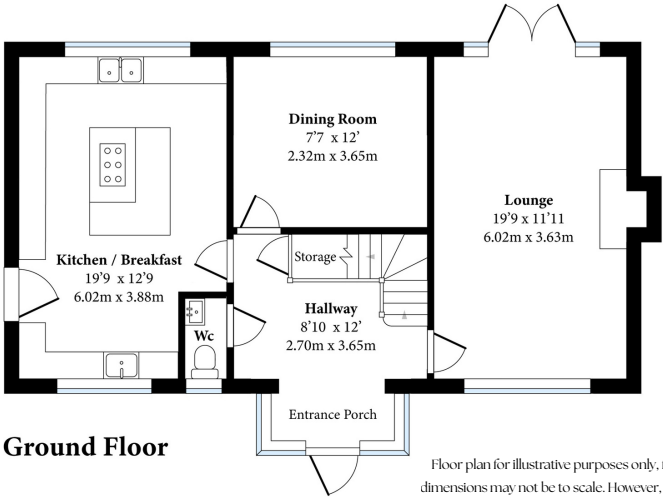


Approximate Gross Internal Area

Ground Floor = 765.3 sq ft / 71.1 sq m

First Floor = 740.5 sq ft / 68.8 sq m

Total = 1505.8 sq ft / 139.9 sq m
(excluding garage, storage & closet)



Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However, every care has been taken to provide accurate measurements.

