



Rainbow Field, Faygate, West Sussex, RH12 0AR





A modern four double bedroom detached family home, built by Bovis Homes to their Redstart design, offering spacious and well balanced accommodation set over two floors, located in the desirable Kilnwood Vale development in Faygate.

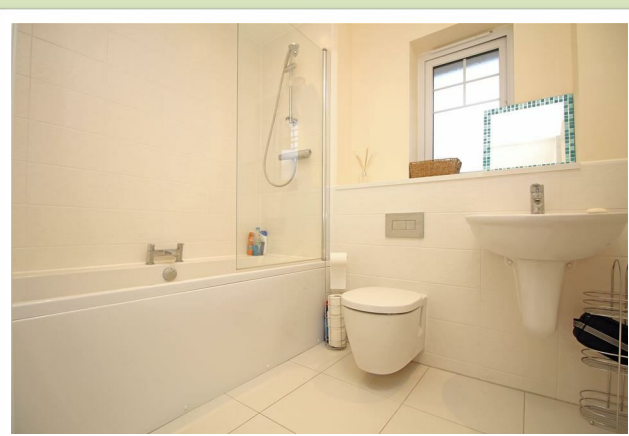
This immaculate family home comes to the market offering a wealth of space and modern living throughout and benefits from having a lovely outlook to the front overlooking the heart of this executive development with views over a green and distant play park.

This property offers fantastic accommodation briefly comprising a welcoming entrance hall with access to all of the ground floor accommodation including a personal door into the double garage. There is a cloakroom, 17ft sitting room with bay window to the front, additional reception room with double doors opening onto the rear garden, open plan kitchen/dining/family room with a fully fitted kitchen with integrated appliances.

To the first floor and arranged around a naturally lit, part galleried landing are the four double bedrooms. The master bedroom has a built-in wardrobe with mirrored sliding doors and an adjacent en-suite shower room. There are three further bedrooms and a family bathroom fitted in a stylish white suite.

Outside there is an integral double garage with off road parking to the front for two vehicles. The rear garden is mainly laid to lawn with fenced boundaries.





Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

RECEPTION ROOM ONE 17'9" x 12'3" (5.41m x 3.73m)

RECEPTION ROOM TWO 13'9" x 11'10" (4.19m x 3.61m)

KITCHEN/DINING/FAMILY ROOM 25'10" max x 12'9" max 8'3" in kitchen area (7.87m max x 3.89m max 2.51m in kitchen area)

FIRST FLOOR

LANDING

MASTER BEDROOM 16'6" x 12'3" (5.03m x 3.73m)

EN-SUITE SHOWER ROOM 7'5" x 7' (2.26m x 2.13m)

BEDROOM TWO 13'5" max 10'11" min x 13' max (4.09m max 3.33m min x 3.96m max)

BEDROOM THREE 12'1" x 11'9" (3.68m x 3.58m)

BEDROOM FOUR 13'5" max 11' min x 12'11" (4.09m max 3.35m min x 3.94m)

FAMILY BATHROOM 7'7" x 6'4" (2.31m x 1.93m)

OUTSIDE

FRONT GARDEN

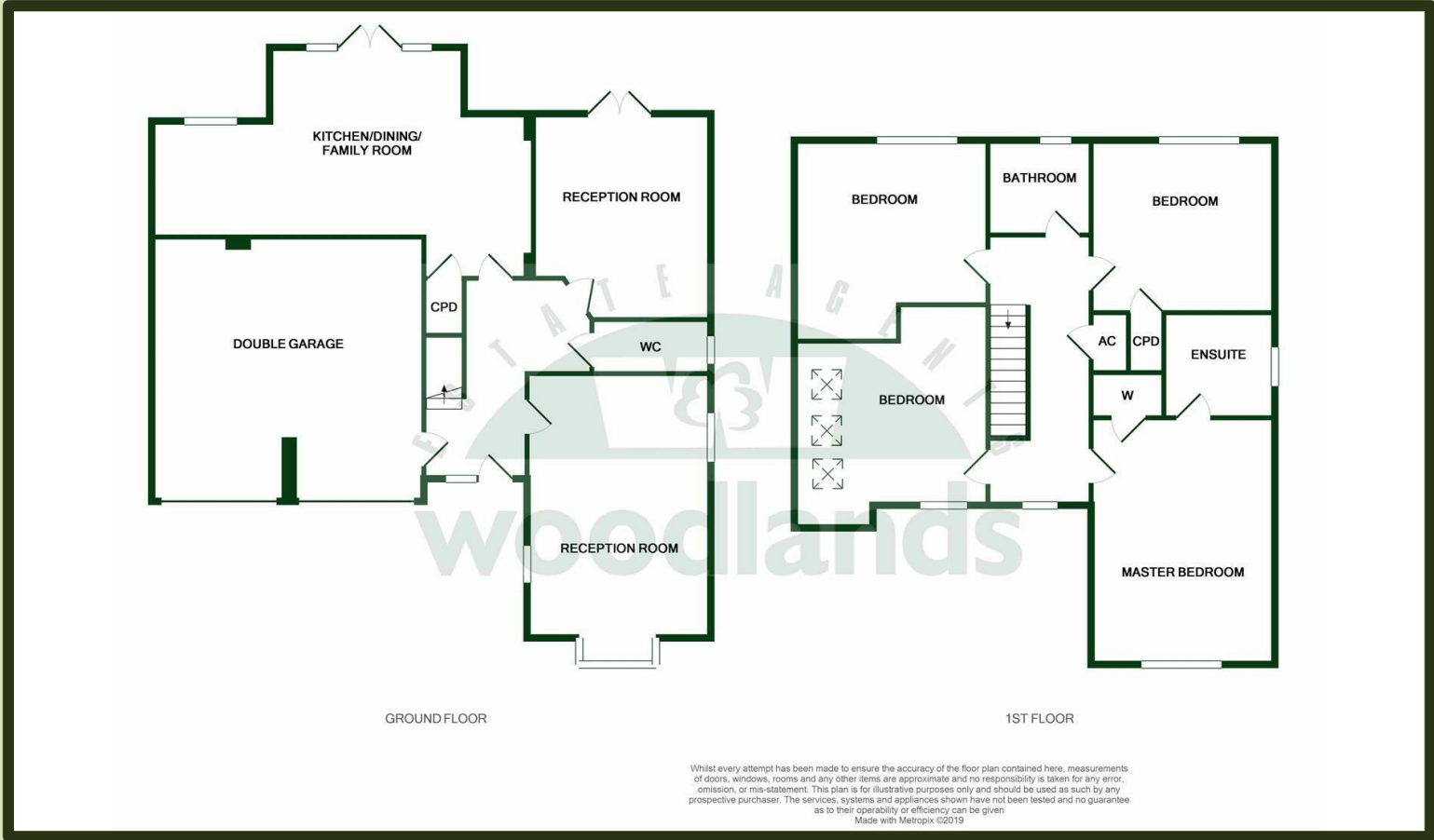
OFF ROAD DRIVEWAY PARKING FOR 2 CARS

INTEGRAL DOUBLE GARAGE

REAR GARDEN



www.woodlands-estates.co.uk



LOCATION: This modern development at Faygate is in a convenient location between the two West Sussex market towns of Horsham and Crawley. Close to Faygate with its popular pub and easy to reach train station, Kilnwood Vale has excellent transport and commuter links and a great choice of facilities and amenities in the two nearby towns. Located just off the A264 and approximately 3 miles from Crawley and Horsham, both accessible by regular bus services. Junction 11 of the M23 is within easy reach linking to the M25 for London and A23 to Brighton. Gatwick Airport is also within easy reach just North of Crawley.

A wide range of schools are within easy reach of Kilnwood Vale and both Horsham and Crawley offer great shopping facilities with the County Mall shopping centre in Crawley and in historic Horsham you have the Swan Walk shopping centre as well as leading brands, independent and chain stores. Enjoy the nature centre and woodland at Crawley's Tilgate Park, cycle along the Millenium Greenway, visit the K2 sports centre or enjoy a night out at the Hawth Theatre. Buchan Country park is great for a relaxing walk, or Horsham Park is great for families with gardens, a maze, skate park, play area and sports and leisure facilities.

DIRECTIONS: From Horsham proceed in a Northerly direction along the A264 heading towards Crawley. Continue straight over the first roundabout. At the second roundabout (by Travis Perkins) take the first exit into Calvert Link. After a short distance bear right onto Illet Way then take the first left into Rainbow Field.

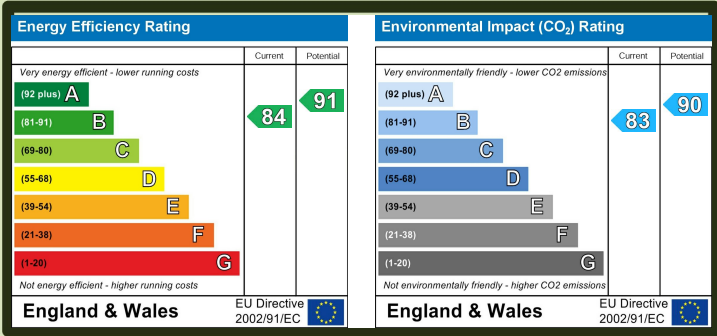
COUNCIL TAX: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

woodlands
Tel: 01403 270270



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.