



11 Vicarage Close, Colgate, West Sussex, RH12 4BB

Guide Price **£750,000 - £800,000**

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In brief...

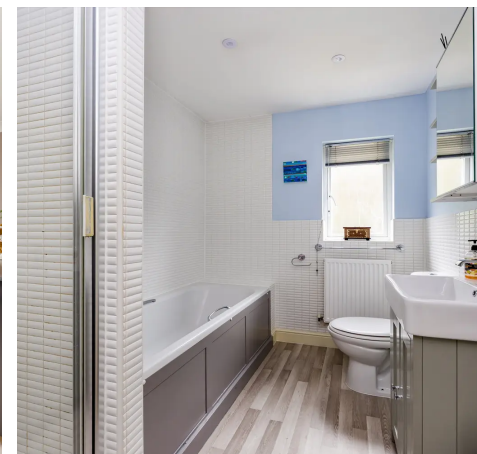
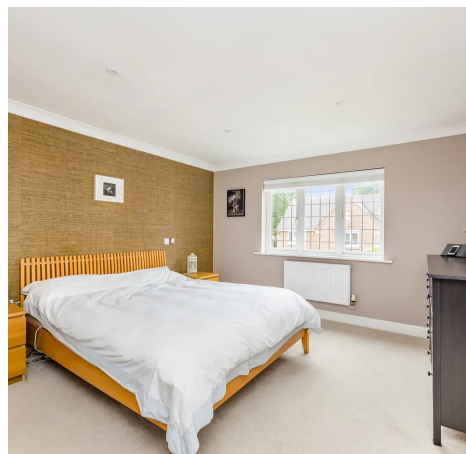
- 5 well proportioned bedrooms
- 3 reception rooms
- Spacious and well presented detached house
- Outstanding outlook towards St. Leonard's Forest
- 2 en suite bedrooms
- Driveway for 2 vehicles and double garage
- Private rear garden
- Gated and exclusive development
- Close to schools, transport links and country walks

An extremely spacious and beautifully presented 5 bedroom, 3 reception room detached house, built in 2004 by David Wilson Homes with 2 en suites, driveway for 2 vehicles, double garage, private garden and outstanding outlook of the protected St. Leonard's Forest.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





In more detail...

The accommodation comprises: entrance hallway with door into the double garage, cloakroom, study/office with bespoke cabinets and desk, sitting room with media wall (the fireplace could be re-instated, if required) and doors into the dining/family room with double doors onto the patio area. The kitchen/breakfast room is fitted with an attractive range of painted units, Granite work surfaces, useful utility room and French doors to rear. On the first floor there is access into the part boarded loft which could be converted into further bedrooms, if required. The master bedroom is equipped with fitted wardrobes and en suite shower room. There is a double sized guest bedroom also with fitted wardrobes and en suite shower room. All remaining well proportioned bedrooms benefit from fitted storage and the family bathroom is up to date.

Benefits include double glazed windows, re-decorated, Amtico flooring and LPG gas fired central heating to radiators (Worcester boiler located in the utility room).

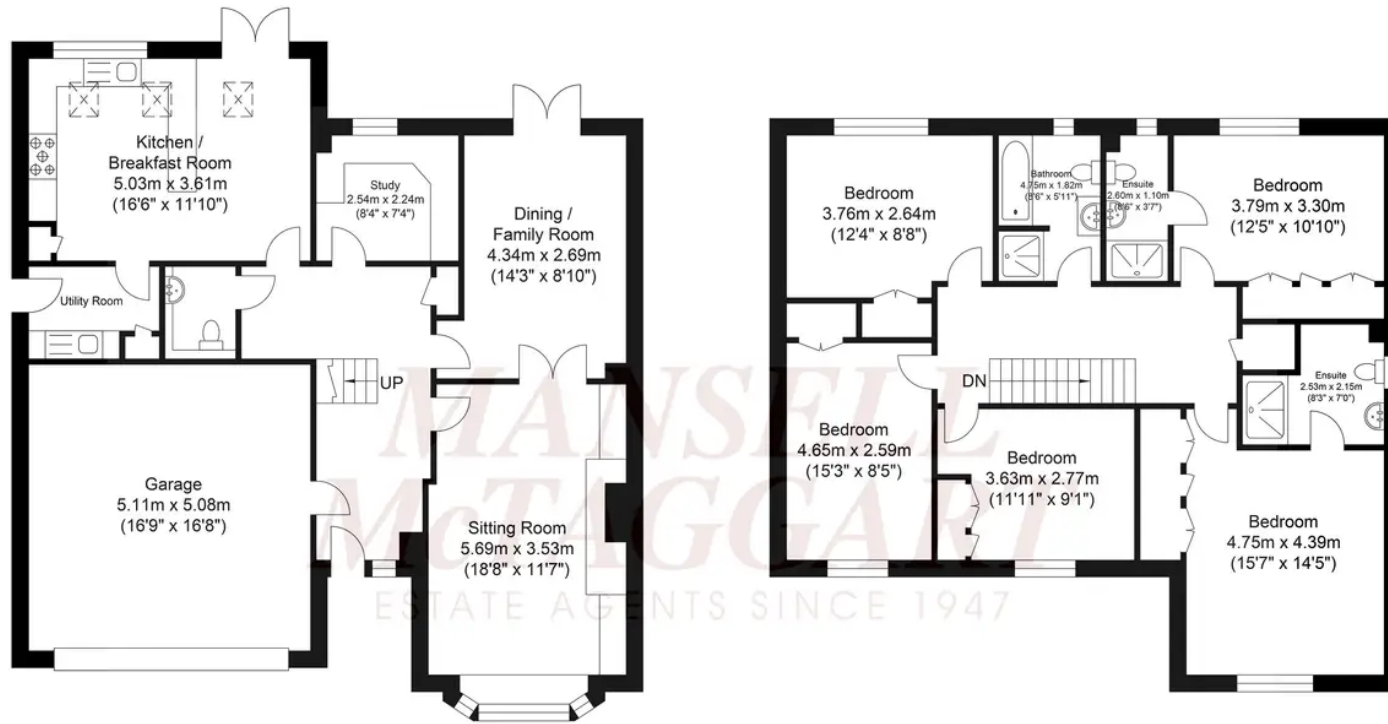
A driveway provides parking for 2 vehicles, leading to the double garage with power and opportunity to convert into a bedroom suite or reception room. The 44' x 40' rear garden is a particular feature of the property and commands an outstanding outlook towards St. Leonard's Forest which is listed in the Domesday book. The garden is predominantly lawned with well stocked borders, paved patio, timber framed shed and side access.

NB. The site charge is £30 per month and contributes to the sinking fund and upkeep of communal areas and the electric security gates.

The location...

This property is situated in the village of Colgate with popular public house, church, village hall and primary school. The vibrant town of Horsham is nearby and offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 1175.20 sq ft
 (109.18 sq m)

First Floor
 Approximate Floor Area
 947.43 sq ft
 (88.02 sq m)

Approximate Gross Internal Area (Including Garage) = 197.20 sq m / 2122.64 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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