



## 28 Kilnwood Close, Faygate, West Sussex, RH12 0AP

Guide Price £875,000 - £900,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## In brief...

- 5 well proportioned bedrooms
- 3 reception rooms
- Built in 2017 by Crest Nicholson Homes
- Driveway parking and double garage
- Master bedroom with en suite
- Part walled corner plot garden
- Quiet and tucked away position on development
- Close to transport links, schools, shops and walks
- Spacious and beautifully presented detached house

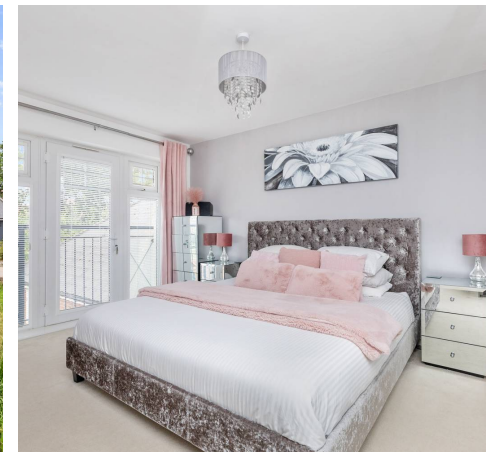
A fantastic and rarely available 5 bedroom, 3 reception room detached house, built in 2017 by Crest Nicholson Homes with en suite, kitchen/breakfast room, driveway, double garage and private corner plot garden.

Tenure: Freehold

Council Tax Band: G

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## In more detail...

A fantastic and rarely available 5 bedroom, 3 reception room detached house, built in 2017 by Crest Nicholson Homes with kitchen/breakfast room, driveway parking, double garage and private corner plot garden. The property is situated in a quiet and tucked away position at the end of a close of similar sized homes, close to excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway, cloakroom, bay fronted family room, bay fronted dining room and well proportioned sitting room with fireplace and double doors onto the garden. The kitchen/breakfast room is fitted with a beautiful selection of Paula Rosa units, stone work surfaces, useful utility room and French doors onto the garden. On the first floor there is access into the substantial loft which lends itself for conversion, if required. The master bedroom is equipped with fitted wardrobes and en suite shower room. There are 4 further well proportioned bedrooms and family bath/shower room. There is an opportunity to transform the 5th bedroom into a further en suite, similar to other properties on the development.

Benefits include double glazed windows, megaflo water system, gas fired central heating to radiators (boiler located in the utility room), remainder of 10 year NHBC guarantee and fibre-optic broadband.

A driveway leads to the double garage with power and ample storage. The 40' X 26' part walled corner plot garden offers an excellent degree of privacy and is predominantly lawned with decked entertaining area and side access.

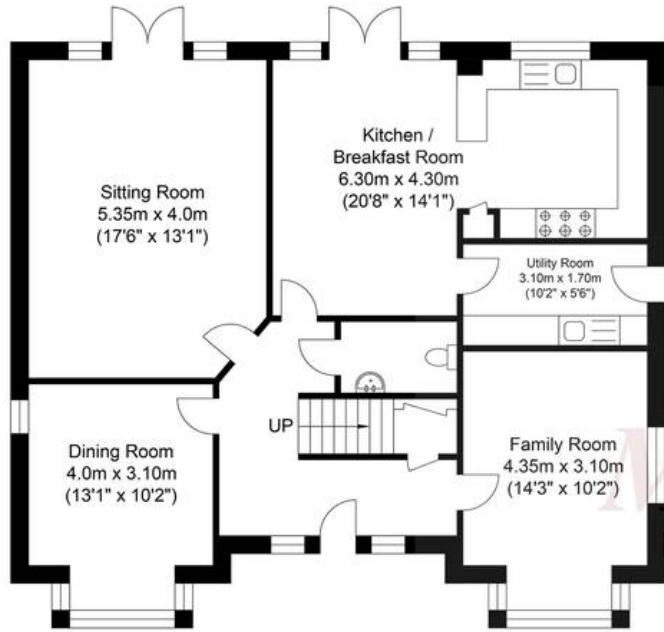
Estate Charge: £300pa

## The location...

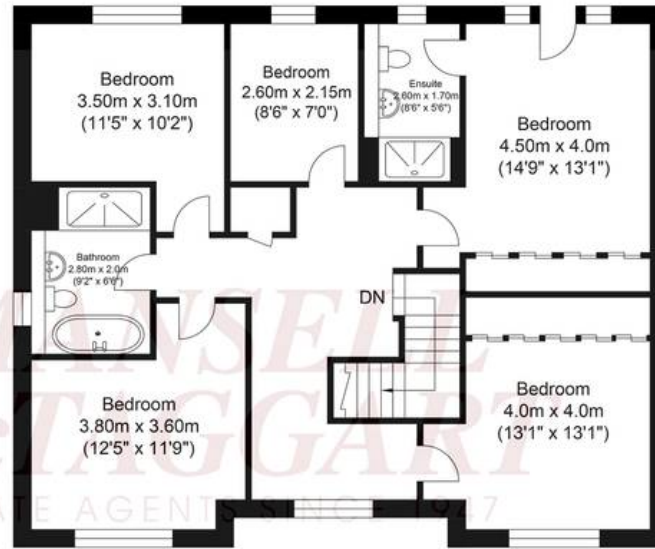
Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. Nearby, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottesmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. Families have a newly built local nursery and primary school located in Kilnwood Vale development close by. The village store is available for your everyday needs, and food and beverage catering vans also visit weekly. Faygate train station connects to London and Portsmouth, and Horsham train station is within easy access for links to London, Gatwick and the South Coast.

The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, 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. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.

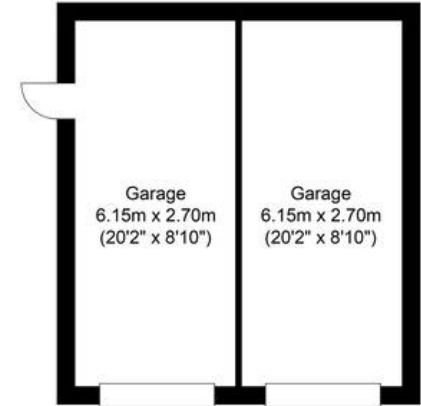




Ground Floor  
Approximate Floor Area  
957.23 sq ft  
(88.93 sq m)



First Floor  
Approximate Floor Area  
928.92 sq ft  
(86.30 sq m)



Garage  
Approximate Floor Area  
364.14 sq ft  
(33.83 sq m)



Approximate Gross Internal Area (Excluding Garage) = 175.23 sq m / 1886.16 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL  
McTAGGART**  
— Trusted since 1947 —