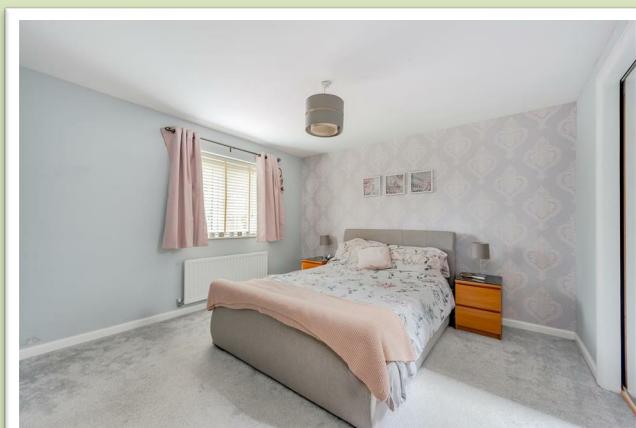




Beeches Way, Faygate, Horsham, West Sussex, RH12 0AD





A stunning four bedroom contemporary home built in 2015 by Bovis Homes, beautifully presented and located in the sought-after Kilnwood Vale development in the village of Faygate. Offering stylish, spacious living across two floors, this property is perfect for growing families or professionals seeking modern comfort with countryside charm and excellent commuter links.

Step into a welcoming entrance hall, where the sense of space and light is immediately apparent. A downstairs cloakroom adds convenience, ideal for guests and busy family life. The living room is generously proportioned and filled with natural light thanks to its large bay window. The contemporary open-plan kitchen and dining space spans the full width of the home. Featuring a sleek range of units, complementary worktops, integrated appliances - this area is perfect for both family meals and entertaining. French doors lead out to the rear garden, blending indoor and outdoor living beautifully.

Upstairs, the principal bedroom has been cleverly adapted to include a bespoke walk-in wardrobe, complete with a skylight that floods the space with natural light which adds a stylish and practical touch. This luxurious suite also benefits from a modern en-suite shower room. The second bedroom boasts a Juliet balcony, while the third and fourth bedrooms are both generous doubles. A well-appointed family bathroom completes the upper floor.

The north facing rear garden is a true highlight - thoughtfully landscaped to create defined spaces for relaxing and entertaining. A large Indian Sandstone paved patio is ideal for alfresco dining, while a separate lawn and additional terrace offer further seating options.

At the rear of the garden, you'll find a home office, complete with power, lighting and hardwired internet connection, perfect for professionals working remotely, creatives, or those seeking a private retreat.

To the front, a private driveway provides ample parking for several vehicles and includes a carport and a garage for additional storage or workshop use. There is also an electric vehicle charging point.

Kilnwood Vale is a thriving and well-connected community, popular with families and commuters alike. The development features green open spaces, play areas, and a primary school with a current Ofsted rating of 'good'. The charming village of Faygate sits on the edge of St. Leonard's Forest, offering beautiful woodland walks and a tranquil setting, while still being just minutes from Horsham and Crawley. Faygate train station (less than a mile away) provides direct links to London and the South Coast, with the M23 nearby for easy access to Gatwick and beyond.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 19'09" x 12'02" (6.02m x 3.71m)

KITCHEN/DINER 18'05" x 12'0" (5.61m x 3.66m)

CLOAKROOM 6'02" x 2'07" (1.88m x 0.79m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'02" x 11'07" (3.71m x 3.53m)

WALK-IN WARDROBE 11'03" x 7'03" (3.43m x 2.21m)

EN-SUITE SHOWER ROOM 8'01" x 4'08" (2.46m x 1.42m)

BEDROOM TWO 12'05" x 10'10" (3.78m x 3.30m)

BEDROOM THREE 13'03" x 10'03" (4.04m x 3.12m)

BEDROOM FOUR 13'0" x 8'10" (3.96m x 2.69m)

FAMILY BATHROOM 8'03" x 6'03" (2.51m x 1.91m)

OUTSIDE

CAR PORT 29'09" x 10'10" (9.07m x 3.30m)

GARAGE 19'10" x 9'08" (6.05m x 2.95m)

REAR GARDEN

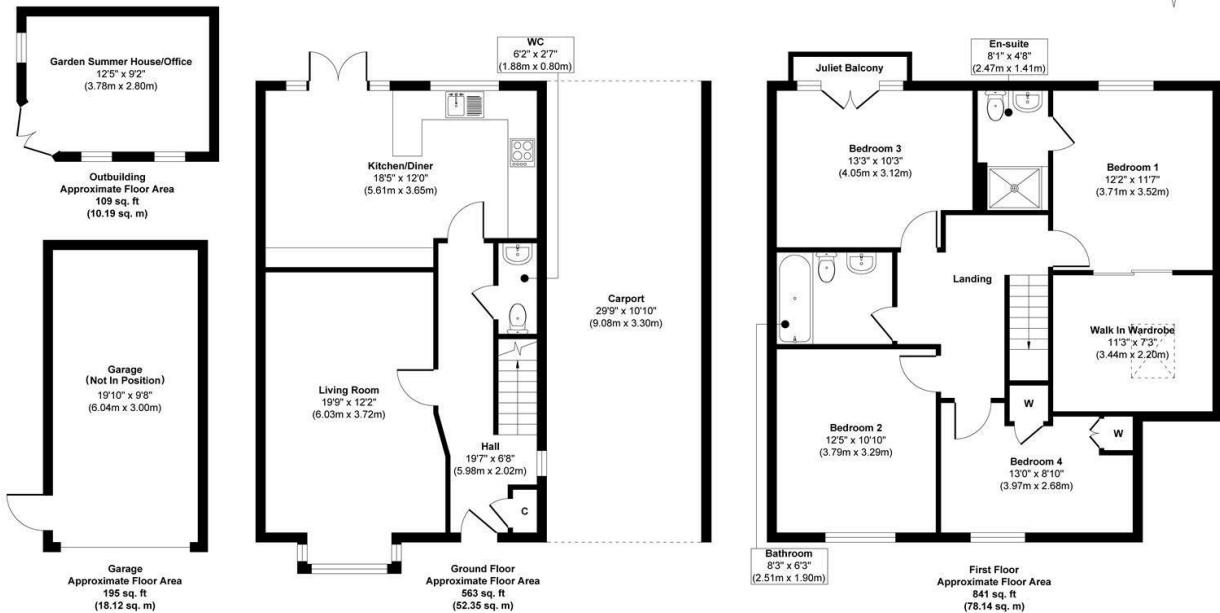
SUMMER HOUSE/OFFICE 12'05" x 9'02" (3.78m x 2.79m)

ANNUAL ESTATE CHARGE: £342.70



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Beeches Way



Approx. Gross Internal Floor Area 1708 sq. ft / 158.80 sq. m (Including Outbuilding/Garage & Excluding Carport)

While every effort has been made to ensure the accuracy of this floorplan, measurements, and positioning of rooms, doors, windows and any other items are for illustrative purposes only. It is intended to give a general indication of the floor layout and is not to be taken as a precise representation of the property.

DIRECTIONS: From Horsham town centre take North Street, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road. At the next roundabout take the third exit which is a continuation of Harwood Road. At the traffic lights go straight over and at the roundabout turn right and take the road towards Crawley. Proceed along this dual carriageway and at the next roundabout go straight ahead. At the next roundabout turn left onto Calvert Link. At the next roundabout turn right (second exit) onto a continuation of Calvert Link. Take the second right onto Illet Way, then first right into Beeches Way.

COUNCIL TAX: Band E.

EPC Rating: C.

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.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



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