



1 Rainbow Field  
 Faygate, Horsham, West Sussex, RH12 0AR  
 Guide Price £830,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 1 Rainbow Field, Faygate, Horsham, West Sussex, RH12 0AR

Courtney Green are delighted to bring to the market this most impressive and highly versatile, five bedroom detached family home, located in the popular development of Kilnwood Vale in Faygate. 1 Rainbow Field has to be one of the best houses built here so far, being the first house on one of the most prestigious roads within the development and overlooking the landscaped central square. This imposing, double fronted house occupies a corner plot and uniquely has six parking spaces, in front of its detached double garage with convenient carport. The accommodation in brief comprises a welcoming entrance hall, an open plan kitchen/dining room, a spacious sitting room, a versatile second reception room, a study, and a cloak/utility room on the ground floor. On the first floor there is an impressive principal bedroom suite with Juliet balcony and ensuite shower room, three further large double bedrooms, a fifth large single bedroom, and a family bathroom. Outside the garden is well established with trees and mature roses and offers a good degree of privacy, and there is a detached double garage with power and lighting. Kilnwood Vale offers a wide range of local services, including a new primary school, excellent public transport links, estate lakes and woods and easy access to the A264/M23 with Gatwick less than 10 miles away. As well as being very well connected, the development will enjoy around 140 acres of open space once complete, with many areas available for residents to enjoy now, including a community green, neighbourhood park and sports areas, in addition to footpaths, cycle paths, woods and bridleways. **NO CHAIN.**

## Entrance Hall

A grand entrance hall with stairs rising to the first-floor landing, large storage cupboard housing electricity fuse board and fibre internet point, large under stairs cupboard, radiator, and doors to all rooms.

## Sitting Room

A wonderfully spacious sitting room with French doors opening to the secluded rear garden, radiators as part of smart thermostat central heating system, media points.

## Open Plan Kitchen/Dining Room

The high specification kitchen comprises a range of eye and base level cabinets and drawers, with complementing worktops over, integrated double electric oven, integrated five burner gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, enamel one and a half bowl sink and drainer with mixer tap, rear aspect window overlooking the garden, cupboard housing gas fired boiler, side door accessing the carport, downlighting, and open to the dining area. The dining area has two radiators and French doors opening to the rear garden.

## Second Reception Room

A bright dual aspect room with front and side aspect windows, the front window with fitted plantation shutters and the side with Roman blind. Radiator.

## Study

The study has a large bay fronted window with fitted plantation shutters overlooking the landscaped green to the front with radiator, satellite and telephone points.

## Cloak/Utility Room

Comprising eye and base level cabinets with a run of worktop and integrated washing machine. Low-level WC with concealed dual flush cistern, wall hung wash hand basin with mixer taps, radiator, ventilation system, obscured side aspect window.

From the entrance hall, stairs rise to the first-floor landing which is a wonderfully open space and has a front aspect window, radiator, and large double airing cupboard housing mega flow hot water cylinder. From the landing a loft hatch accesses the loft space with double fibre insulation.

## Principal Bedroom Suite

The vast principal bedroom suite has two double fitted wardrobes with mirrored sliding doors, radiator, and Juliet balcony overlooking the rear garden. There is a further large double fitted store cupboard with shelving.

## Ensuite Shower Room

A luxury shower suite comprising an oversized walk-in shower with handheld shower attachment and rainfall showerhead, low-level WC with concealed dual flush cistern, wall hung wash and basin with mixer tap, heated towel radiator, half height wall tiling, obscured side aspect window, shaver point, downlighting, and ventilation system.

## Bedroom 2

A further impressively large double bedroom with front aspect window and radiator. We understand a second ensuite bathroom could be added to this room, as others of this house type have done.

## Bedroom 3

A large double bedroom with rear aspect window, and radiator.

## Bedroom 4

A large double bedroom with rear aspect window, radiator, satellite and telephone points.

## Bedroom 5

A generously sized single bedroom or small double, with front aspect window, radiator, satellite and telephone points.

## Family Bathroom

A luxury bathroom suite comprising an enclosed panel bath with central bath mixer tap, shower over with handheld shower attachment and rainfall showerhead, glass shower screen, low-level WC with dual flush cistern, wall hung wash hand basin with mixer tap, heated towel radiator, half height wall tiling, side aspect obscured window, downlighting, and ventilation system.

## Outside

The property occupies a corner plot with an attractive front aspect overlooking the landscape central square. The front garden is mainly laid to lawn with a border hedge, mature tree and paved pathway leading to the front door and to the driveway. To the side of the property is an expansive driveway and carport with three parking spaces either side, totalling six parking spaces and giving access to the double garage which has power and lighting. The rear garden is partly walled and enjoys a good degree of privacy. It is mainly laid to lawn, with an area of patio, recessed decked seating area, established border planting and mature trees.

Estates Charge - £330.60 per annum

Council Tax Band - G

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		92
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Approximate Gross Internal Area 2486 sq ft - 231 sq m

Ground Floor Area 961 sq ft - 89 sq m

First Floor Area 1132 sq ft - 105 sq m

Garage Area 393 sq ft - 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

