



Guide Price
£1,000,000

Meadow View,
Monks Gate, RH13 6JD

 **Brock
Taylor.**

MEADOW VIEW

THE LOCATION

Monks Gate is a highly regarded semi-rural hamlet on the southern outskirts of Horsham, offering the perfect blend of country living & convenience. Surrounded by beautiful Sussex countryside, the area is particularly popular with families and professionals seeking a quieter pace of life while remaining within easy reach of Horsham town centre, approximately 4 miles away, which provides an extensive range of shopping, leisure and dining facilities, together with mainline rail services to London. The area benefits from a number of highly regarded schools, both state and independent, including St Andrew's C of E School in nearby Nuthurst. For those who enjoy the outdoors, there are many public footpaths, bridleway and woodland walks in the local countryside, ideal for walking, cycling and riding. Leisure facilities are also close at hand, including the well-known Mannings Heath Golf & Wine Estate, which offers championship golf courses, a vineyard, restaurant and regular events.

A selection of traditional Sussex pubs can also be found within the surrounding villages, further enhancing the area's strong sense of community.

ACCOMMODATION SUMMARY

Set over two floors, this brand-new detached house has been finished to an exacting specification, and offers spacious accommodation with many fine features, including underfloor heating powered by an air-source heat pump.

The ground floor boasts a striking kitchen/dining room spanning the full width of the house, featuring high-quality Shaker cabinets, Silestone work surfaces a matching island, and Siemens appliances. In addition, there is a generous living room, a separate family room/study, a utility room fitted with matching shaker-style units, and a downstairs cloakroom.

FEATURES

- Brand New Detached House
- Exclusive Gated Development
- Luxurious Fitted Kitchen/Diner
- Landscaped Garden
- Four Double Bedrooms
- Two Separate En Suites
- Immediately Available
- Incentives Available





The first floor offers four double bedrooms, including a generous principal bedroom suite with a dressing room and well-equipped en suite. There is also a second en suite shower room and a well-appointed family bathroom suite.



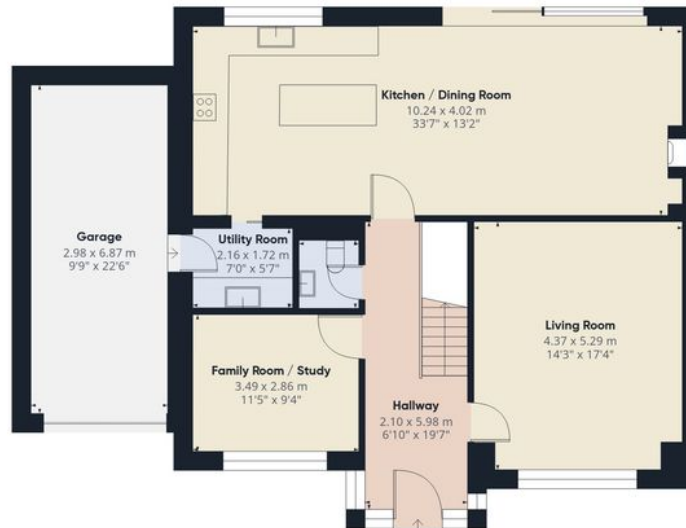
A superb newly built four-bedroom detached home, featuring elegant interiors, high-quality finishes and beautifully landscaped gardens, all within a private gated setting.





GARDENS AND PARKING

The property is approached via a gated entrance serving just five properties, leading to a double-width driveway. The driveway provides access to an attached garage with an electrically operated door and an internal connecting door to the utility room. The front garden has been turfed and features planted flower beds to the front and side of the house and hedging to the front. Gated side access leads to a porcelain-paved patio, extending across the full width of the house and opening onto the landscaped rear garden. The garden is predominantly laid to lawn, with planted flower and shrub borders. It is enclosed by close-boarded fencing and benefits from external lighting and a garden tap.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 199.2 m²
 2145 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council tax band: TBC

Tenure: Freehold

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

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