



## 4 Vicarage Close, Colgate

Guide Price £750,000 - £775,000



# 4 Vicarage Close

Colgate, Horsham

This is a well thought out and versatile executive family home; having been built by David Wilson Homes,. It is situated in a gated development in the village of Colgate.

To the ground floor; the reception hallway welcomes you and leads into the sitting room which centres around a fireplace which incorporates a log burner. The main social hub of this family home is the kitchen/dining/family room which is part open to the Orangery where you can enjoy fine views over the rear gardens. The kitchen has a range of cabinets with a high specification finish as well as a sit up breakfast bar/preparation island.

Further space to the ground floor includes a study to the front aspect; which is ideal as a work from home space. There is a cloakroom as well as a separate utility room.

To the first floor; the main bedroom has a selection of fitted wardrobe space and a well equipped ensuite shower room which features a walk-in shower with a rainfall showerhead, a wash handbasin and a low-level WC - all complimented with decorative tiling and high-quality chrome fittings. There are three further bedrooms, 2 of which are double bedrooms. All of the bedrooms benefit from fitted wardrobes. A family bathroom which incorporates a bath, separate shower as well as a low level WC and wash basin.

The property is approached via a paved driveway which provides space for two vehicles and leads to the detached double garage which has an electrically operated up and over door. The rear garden is mainly laid to lawn and enjoys backing onto Woodland. Steps lead up to the terrace area which features a quality timber built pergola with a covered patio area ideal for social gatherings and outdoor dining in the summer months.

- Double Garage
- Corner Plot
- Orangery
- Village Location



# Vicarage Close, RH12

Approximate Gross Internal Area = 160 sq m / 1718 sq ft  
Approximate Garage Internal Area = 27.7 sq m / 298 sq ft  
Approximate Total Internal Area = 187.7 sq m / 2016 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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