



Oakview, Coolhurst Close, Monks Gate

Guide Price **£1,250,000**

6 Coolhurst Close

Monks Gate, Horsham

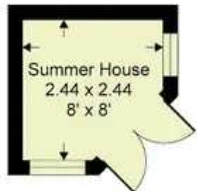
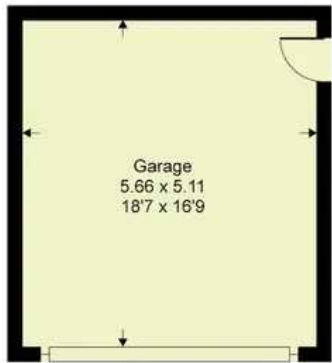
This superbly presented and well thought out, executive family home has a fine blend of living and bedroom space arranged over two floors and totals approximately 2668 Sq.Ft. It is ideally located in a quiet, private road and backs onto open countryside whilst offering the convenience of access to nearby Horsham town centre and its mainline train station, a selection of well-regarded local schools, countryside walks and trails, and a decent selection of well-regarded pubs and restaurants.

To the ground floor; a generously sized reception hallway welcomes you and benefits from a large fitted cupboard, this leads into a spacious open plan kitchen/dining/family room which enjoys a double set of bi-fold doors opening onto the rear garden terrace and a ceiling sky lantern. The high specification kitchen which has a white gloss finish with contrasting quartz work surfaces running through. There is a selection of high-end integrated appliances including a Siemens oven and microwave/oven, an induction hob, a fitted Siemens fridge freezer and a wine cooler. There is also space and plumbing for an American style fridge freezer. The living space continues with the main sitting room which has double doors stepping out to the terrace area which enjoys a southerly aspect. There is also a separate dining room and a study/studio which has bespoke office furniture. To the the ground floor is also a utility room, WC and under the stairs storage. The ground floor also benefits from underfloor heating.

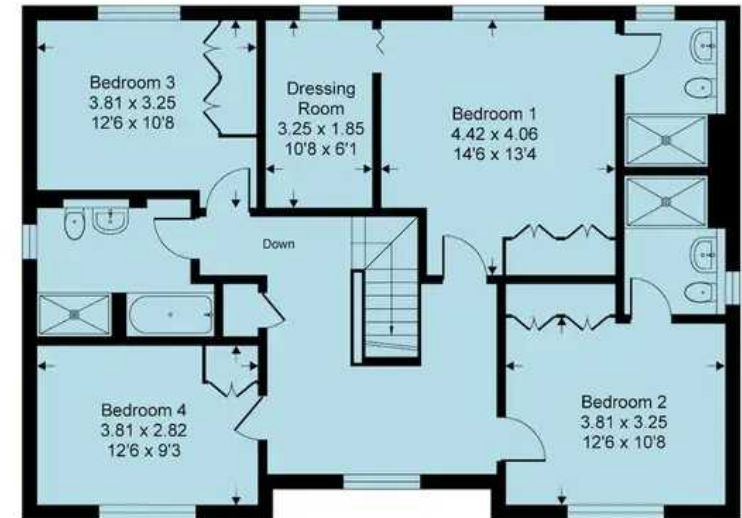


Coolhurst Close, RH13

Approximate Gross Internal Area = 214 sq m / 2301 sq ft
Approximate Garage Internal Area = 29 sq m / 311 sq ft
Approximate Outbuilding Internal Area = 5 sq m / 56 sq ft
Approximate Total Internal Area = 248 sq m / 2668 sq ft



Ground Floor



First Floor

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.





To the first floor; the turning oak staircase leads to a well-proportioned, light and spacious galleried landing which has an aspect to the front of the property overlooking the communal nature gardens. The main bedroom enjoys views of the rear gardens, and beyond onto the open fields, and has the benefit of a walk-in dressing room as well as further bespoke fitted wardrobes incorporating drawers along with single and double hanging space. The accompanying ensuite shower room has a large walk-in shower, wash hand basin and a low level WC - all complimented with quality chrome fittings. The second bedroom suite enjoys an outlook to the front of the property and has an equally high specified ensuite shower room and fitted wardrobe, also with drawers, single and double hanging space. Two double bedrooms complete the first floor again benefitting from bespoke fitted wardrobes, along with a luxury family bathroom which has a large walk-in shower, separate bath, a wash hand basin and a low level WC with a vanity unit offering storage and modern, contemporary tiling.

Driveway parking provides space for several vehicles and leads to the detached double garage which has which has a remotely controlled up and over door, power and lighting. The rear gardens are a real feature and are predominantly level lawn and feature a selection of hedged boundaries with well-manicured shrubs and planting, there is a patio terrace area which has the benefit of electrically remote operated Markilux awnings for the southerly sunny aspect. A stone pathway leads to a further patio area and a timber built summer house which is ideal for summer evening sunsets with built in seating and several power points.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.