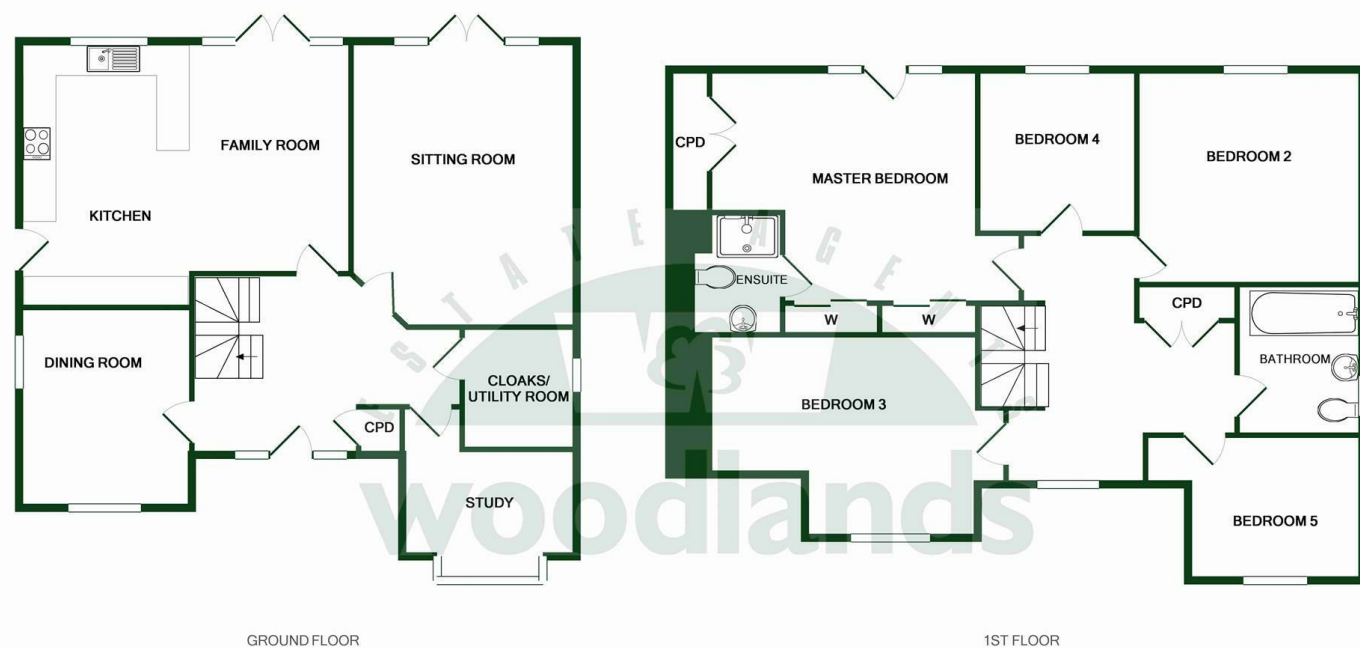


Established 1991

3 SOUTH STREET • HORSHAM • WEST SUSSEX • RH12 1NR • 01403 270270 • WWW.WOODLANDS-ESTATES.CO.UK

**Plot 200, 'The Partridge', Kilnwood Vale, Faygate, West Sussex, RH12 4SE
£629,950 Freehold**

Woodlands are delighted to offer for sale this brand new five bedroom detached Bovis Home built to their 'Partridge' design situated within this fantastic new development at Kilnwood Vale, close to Faygate and located between Horsham and Crawley. This property offers fantastic spacious accommodation arranged over two floors briefly comprising entrance hall, downstairs cloakroom/utility room, study, 12ft dining room, 17ft sitting room, 16ft family room open to the fully fitted kitchen with integrated appliances. Upstairs is the master bedroom with built-in wardrobes, Juliette balcony and en-suite shower room. There are four further bedrooms and a family bathroom fitted in a stylish white suite. Outside there is a double garage, parking and front and rear gardens.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

- BRAND NEW DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE & JULIETTE BALCONY
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- CLOAKROOM/UTILITY ROOM
- OPEN PLAN FAMILY ROOM/KITCHEN
- FOUR FURTHER BEDROOMS
- DOUBLE GARAGE & PARKING
- VIEWING STRONGLY ADVISED

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

www.woodlands-estates.co.uk

LOCATION

This fantastic new development at Faygate is in a convenient location between the two West Sussex market towns of Horsham and Crawley. Close to Faygate with its popular pub and easy to reach train station, Kilnwood Vale has excellent transport and commuter links and a great choice of facilities and amenities in the two nearby towns. Located just off the A264 and approximately 3 miles from Crawley and Horsham, both accessible by regular bus services. Junction 11 of the M23 is within easy reach linking to the M25 for London and A23 to Brighton. Gatwick Airport is also within easy reach just North of Crawley.

A wide range of schools are within easy reach of Kilnwood Vale and both Horsham and Crawley offer great shopping facilities with the County Mall shopping centre in Crawley and in historic Horsham you have the Swan Walk shopping centre as well as leading brands, independent and chain stores. Enjoy the nature centre and woodland at Crawley's Tilgate Park, cycle along the Millenium Greenway, visit the K2 sports centre or enjoy a night out at the Hawth Theatre. Buchan Country park is great for a relaxing walk, or Horsham Park is great for families with gardens, a maze, skate park, play area and sports and leisure facilities.

Accommodation with approximate room sizes:

COVERED PORCH

ENTRANCE HALL

CLOAKROOM/UTILITY ROOM

STUDY 3.18m x 2.69m (10'5" x 8'10")

DINING ROOM 3.66m x 3.18m (12' x 10'5")

SITTING ROOM 5.21m x 4.14m (17'1" x 13'7")

OPEN PLAN KITCHEN/FAMILY AREA

KITCHEN 4.88m x 3.30m (16' x 10'10")

FAMILY AREA 4.27m x 2.92m (14' x 9'7")

FIRST FLOOR

LANDING

MASTER BEDROOM WITH JULIETTE BALCONY 4.90m x 4.34m (16'1" x 14'3")

EN-SUITE SHOWER ROOM

BEDROOM TWO 4.19m x 3.94m (13'9" x 12'11")

BEDROOM THREE 4.90m x 3.53m (16'1" x 11'7")

BEDROOM FOUR 3.18m x 3.05m (10'5" x 10')

BEDROOM FIVE 3.18m x 2.06m (10'5" x 6'9")

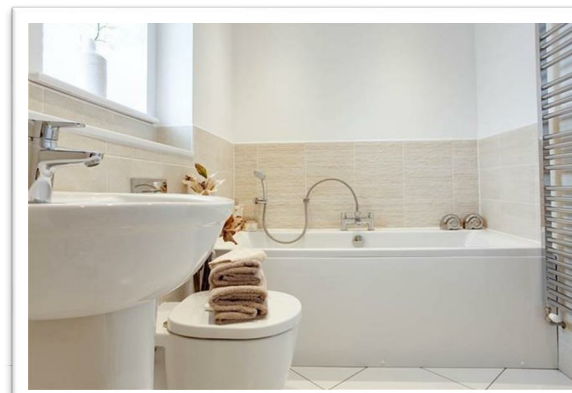
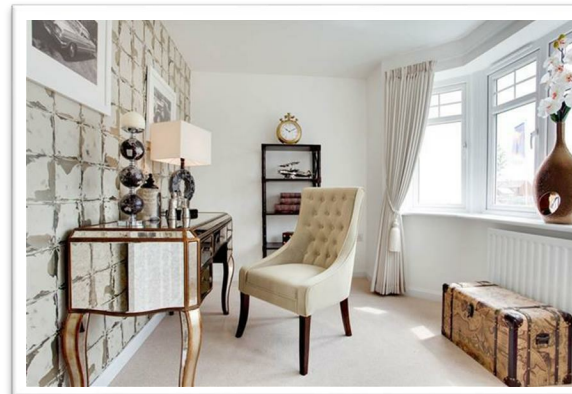
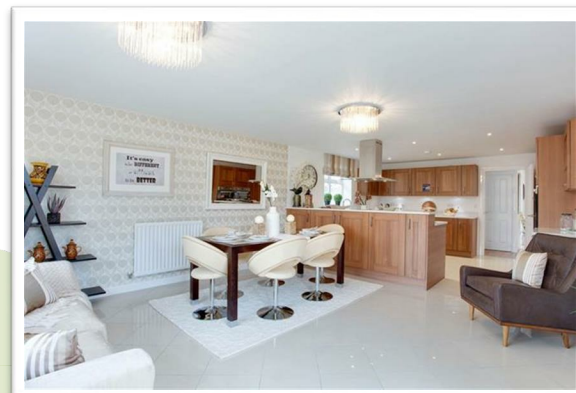
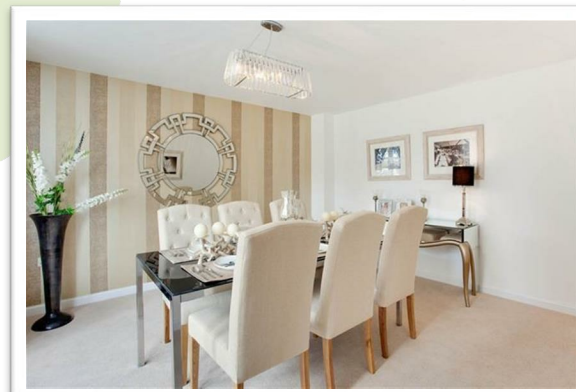
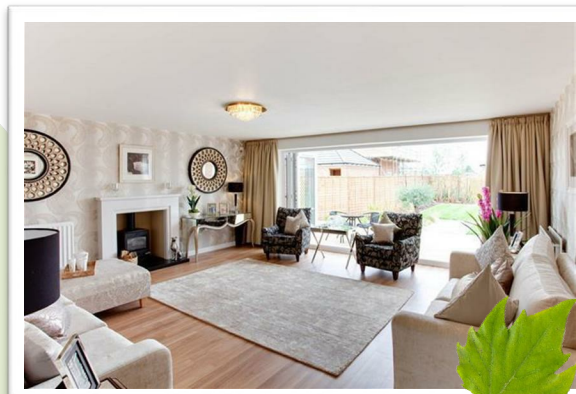
FAMILY BATHROOM

OUTSIDE

DOUBLE GARAGE

PARKING

FRONT GARDEN



REAR GARDEN

PLEASE NOTE:

The front photo is an artist impression and the internal photos are that of the show home.

COUNCIL TAX: To be confirmed

RENTAL FIGURE: To be confirmed

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.

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

