



**Comptons Lane
Horsham, RH13 6AT**

**Guide Price
£975,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This impressive home is located on one of Horsham's most popular roads, to the East of the town centre, and is only 0.7 miles from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition there are a number of schools within close proximity, including the highly renowned Millais, together with The Forest School, as well as Heron Way Primary School being 'a stones throw' from the property. This family home is also well positioned for leisure pursuits with Cottesmore Golf & Country Club a short distance away along with Leechpool and Owlbeech woodlands, ideal for dog walking or cycling within its 100 acres.

PROPERTY

Tenure: Freehold

This spectacular property comes to market for the first time in over 20 years having been lovingly adapted and modernised by the current owners. The stylish front door opens into a generous Reception Entrance, with stunning oak wood paneling on the walls which lead the eye to the attractive central fireplace. This room is flooded with natural light from numerous large windows and has a beautiful tiled floor. As a Reception Room this space offers you a tremendous amount of flexibility for furniture placement and use. Benefiting from two exits leading to the Dining Room and along a corridor that ends in the superb Kitchen/Diner/Living space, it provides a great natural flow to the property. The Dining Room itself measures at 18'7 x 11'1 with space for a large table and chairs creating a perfect formal entertaining space. The room has an exposed brick wall and double doors out to the Rear Garden while housing the staircase to the first floor. Currently an opening provides entrance into Bedroom 5/Study, with its double aspect and size it lends itself perfectly to either use. Bedroom 4 and Bedroom 3 can also be found on the ground floor, both impressive double rooms with space for freestanding furnishings and double beds to fit comfortably. Located within the Lobby between Bedroom 3 and the Kitchen/Diner is the Family Bathroom boasting a large walk in steam shower and a separate built in bath, the room is finished with stylish tiling and presents you with a spa like feel, making it the perfect place to relax. Completing the ground floor accommodation is the spectacular Kitchen/Diner/Living Space which on entry immediately gives you the 'wow factor' every home buyer is looking for. The Kitchen has an abundance of storage and work surface space and even provides a secret hidden cupboard. The units are floor and wall mounted with the same bespoke contemporary design in keeping with the modern spec of the property. The Kitchen space is large enough to take a breakfast table if desired and comes with built in appliances including a Miele double oven, Siemens

washing machine, five ring induction hob and an additional two ringed gas hob, making this perfect for any avid chef. You will also find a Utility Room/Study off of the Kitchen with in built units and space to the rear for a desk overlooking the Rear Garden through the corner windows. At the opposite end of the Kitchen is another Living Space open to the Kitchen and in total this room measures over 40ft in length, providing a fantastic hub for the home. The space is perfectly designed with valuated ceilings and windows reaching right to the top flooding it with natural light. In the warmer months this superb space can be opened up to the Garden via two sets of bi-folding doors, bringing the outside in. A stylish built in curved table provides a perfect place to sit and enjoy a meal while bringing the two spaces together. Once you have entered this room it is difficult to leave and you could spend all day enjoying. Both the Living Space and the Kitchen have underfloor heating which is zone controlled. A further point to note is that all rooms downstairs with wooden floors are oak. Moving upstairs the spacious Landing has a large window and a skylight window, which allows lots of natural light to flow in, and also provides enough space for a desk or other furnishings. The Main Bedroom, located at the end of the Landing, opens up into a very generous space measuring at 23'5 x 15'10 allowing you to create your very own oasis and has great flexibility for furniture placement, along with this it has its very own Ensuite Shower Room with a walk in shower cubicle, toilet and basin. Finally, finishing the living accommodation is the very generous Bedroom 2 which measures at 17'1 x 17'0, an impressive size to again gift you with great flexibility.

OUTSIDE

The gated Driveway provides parking for numerous vehicles offering plenty of space. A side gate opens to the walkway that runs alongside the property and leads through to the beautifully landscaped Rear Garden. The Garden extends to 0.25 acres and is a perfect outside area to enjoy. With a generous and stylish patio that borders the rear of the house it provides the ideal place for garden furniture and leads out onto the expanse of lawn which is bordered by mature shrubs and plants. This private space also benefits from a spacious Log Cabin situated to the rear of the Garden, made from solid wooden logs and has an attractive Veranda. The Log Cabin offers someone the opportunity to create any space within the Garden they desired.





Buses

1 minute walk



Shops

Tesco Express
0.8 miles



Trains

Horsham – 0.9 miles
Littlehaven – 1.3 miles



Airport

Gatwick
11.4 miles



Roads

M23
5.8 miles



Sport & Leisure

Pavilions in the Park
1.2 miles
Cottesmore Golf & Country Club
4.5 miles



Rental Income

£tbc



Schools

Heron Way Primary
Kingslea Primary
Forest & Millais



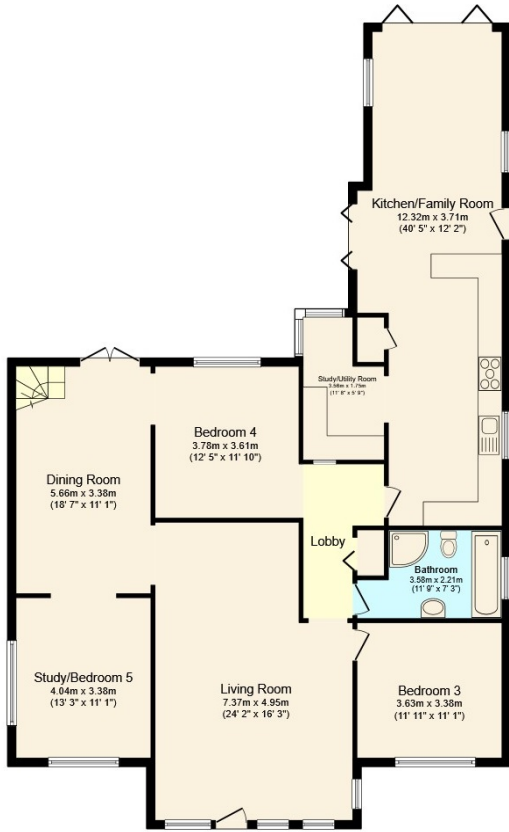
Broadband

Up to 67 Mbps

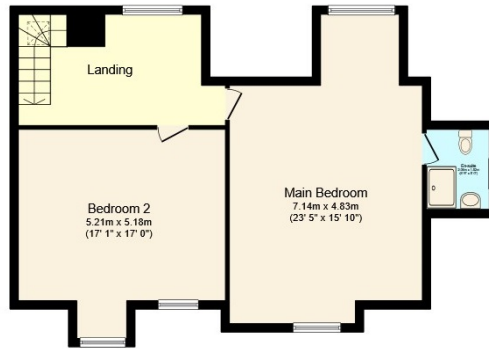


Council Tax

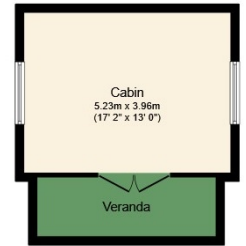
Band E



Ground Floor

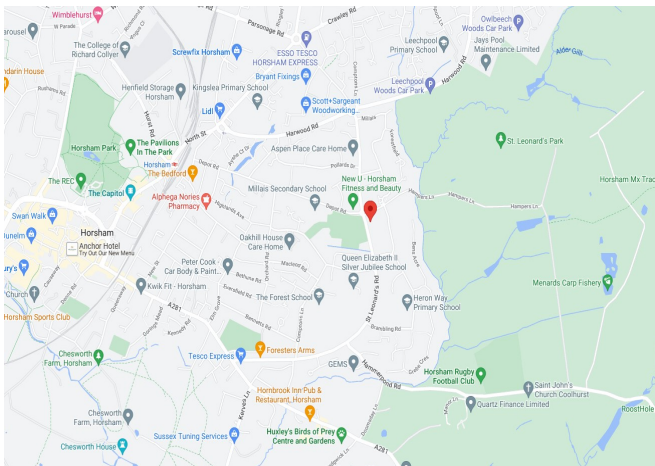


First Floor



Outbuilding

Map Location



Total Approximate Floor Area
2,762 sq ft / 257 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		76	81
		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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 plans 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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