

**Calico Street
Faygate, RH12 0BG**

£575,000

**01403 272022
brocktaylor.co.uk**

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

Calico Street, Faygate, RH12 0BG



LOCATION

This stunning property is situated in the new Kilwood Vale development, offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottesmore Golf & Country Club with two highly regarded golf courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

PROPERTY

Tenure: Freehold

On the market, we present a remarkable detached property that is currently up for sale. This property has been meticulously maintained and is in immaculate condition, making it an enticing opportunity for prospective buyers.

As you step inside, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The property boasts a well-proportioned reception room, separate from the rest of the house, offering a double aspect view that lets in plenty of natural light, making the room feel bright, airy and substantial in size. The heart of the house is undoubtedly the kitchen. This vibrant, light-filled space offers ample

room for dining and is designed as a kitchen/diner. The kitchen is equipped with plenty of work surfaces and storage options, built-in appliances, and even a utility room. The unique feature is the view and access to the garden, encouraging indoor-outdoor living. The residence is ideal for families, providing four bedrooms in total. Three of them are generously sized double bedrooms filled with natural light, while the fourth is a spacious single bedroom. The main bedroom in particular is a luxurious retreat, featuring an en-suite bathroom and ample space for comfort. There are two bathrooms in the house; a family bathroom equipped with a bath and a shower, and a modern ensuite to the main bedroom, featuring a window and shower. Both bathrooms are thoughtfully designed and add to the overall comfort of the home.

OUTSIDE

The outside of the property is just as impressive as the interior. It boasts great kerb appeal from the front, and parking for two vehicles along with a detached garage located at the rear. The garage is accessible via an up and over door and a side door. There is a EV charging point just outside the garage. The garden is a charming oasis, featuring a patio area covered by an attractive pergola, leading to a lawn area, and finally to a raised decked area at the rear, perfect for BBQs and outdoor seating.

In summary, this property offers an exquisite blend of comfort, luxury and functionality, making it an excellent choice for families looking for a new home.





Buses

7 minute walk



Shops

Crawley – 3.2 miles
Horsham – 5.2 miles



Trains

Faygate – 2.3 miles
Ifield – 3 miles



Airport

Gatwick
7.4 miles



Roads

M23
2.7 miles



Sport & Leisure

K2 Leisure – Crawley
3.4 miles
Cottesmore Golf & Country Club
3.8 miles



Rental Income

£tbc



Schools

Kilnwood Vale Primary
Bohunt
The Forest School
Millais



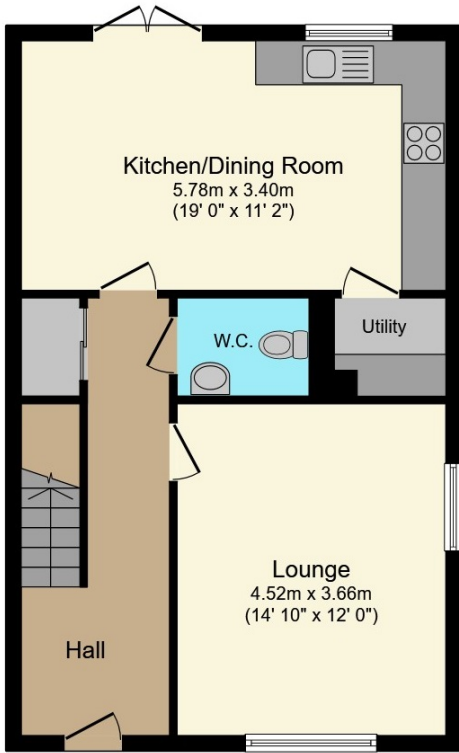
Fibre Broadband

Up to 910 Mbps

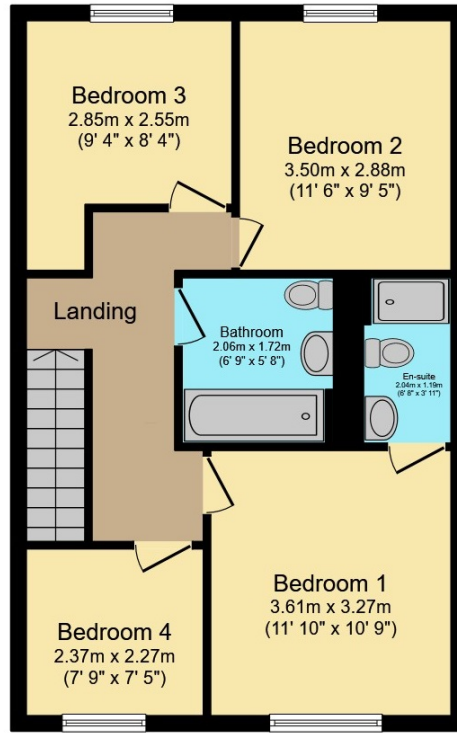


Council Tax

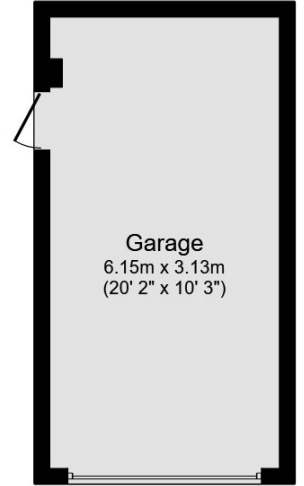
Band E



Ground Floor

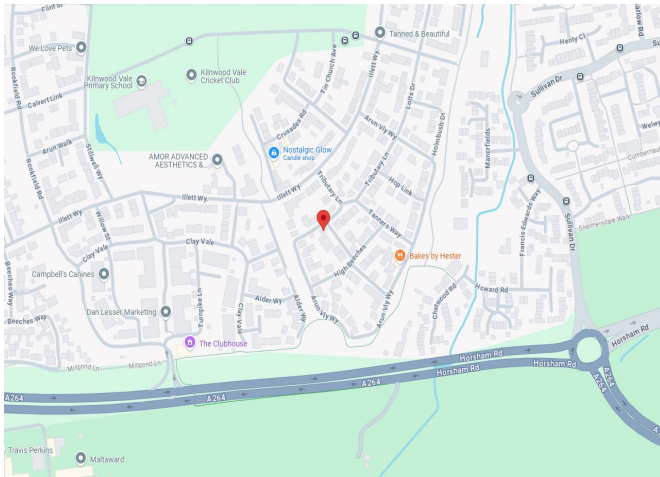


First Floor



Garage

Map Location



Total Approximate Floor Area
1,384 sq ft / 129 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	84	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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