



**The Marches, Kingsfold, RH12 3SY**  
Offers Over £600,000 Freehold



## The Marches, Kingsfold

4 Bedrooms, 2 Bathroom

Offers Over £600,000 Freehold

- Four Bedrooms
- Two Bathrooms
- Main Bedroom with Ensuite
- Two Large Reception Rooms
- Double Glazed
- Garden Aspect Kitchen/Breakfast Room
- Garage and Driveway
- Private Rear Garden
- EPC E

Set in this residential cul de sac of executive styled family homes this four bedroom property is offered for sale in excellent order throughout.

Upon entering the home you are greeted by a bright hallway, double doors lead through into the front aspect sitting room with feature fireplace and fitted gas fire. The dining room has double glazed French doors leading out onto the patio.

The kitchen/breakfast room is fitted with a modern range of wall and base units with ample work top surfaces, inset stainless steel one and a half bowl sink unit with mixer tap. Space and plumbing for dishwasher/washing machine and tumble dryer, fitted eye level oven and grill, inset hob, space for fridge/freezer.



There is also a useful breakfast bar fitted to match the worksurfaces.

A door in the utility part of the kitchen area leads into the back of the garage and the whole room enjoys the full garden vista with double glazed windows and a door leading out onto the rear terrace.

The ground floor is completed by a useful cloakroom/wc.

Moving to the first floor there are four good sized bedrooms, the main bedroom has an ensuite bathroom and fitted wardrobes, the guest bedroom also has fitted wardrobes. Bedroom three has a fitted cupboard with the fourth bedroom an excellent size and currently used as a study.

The family bathroom has a full suite including bath, shower enclosure with fitted shower, pedestal wash hand basin and low level wc.

#### Outside

The property is well set on its own plot with front and rear gardens. The front garden has been landscaped to provide attractive flower and shrub borders.

The rear garden is delightfully laid out with ease of maintenance in mind. The patio terrace is the perfect place to sit and while away those summer evenings with a further shingled area giving access to the rear and side borders that are well stocked with flowers. The south westerly aspect giving sun across the afternoon and evenings.

There is side access and a useful tool shed.

Due to the location in the road, the garden enjoys a high degree of privacy and seclusion.

The integral garage has power and light with an up and over door, approached via a block paved driveway with off street parking for a couple of vehicles.

#### Situation

Conveniently situated in a pleasant cul de sac in the Hamlet of Kingsfold, just 3.5 miles to the north of Horsham.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.



You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

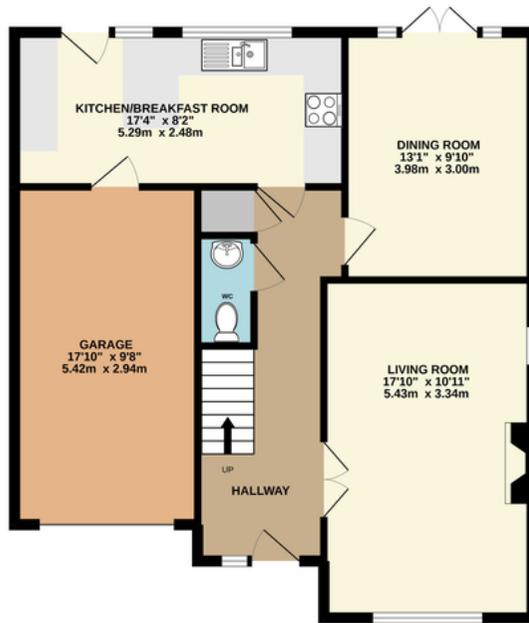
For further details and viewing arrangements, please call vendors agents

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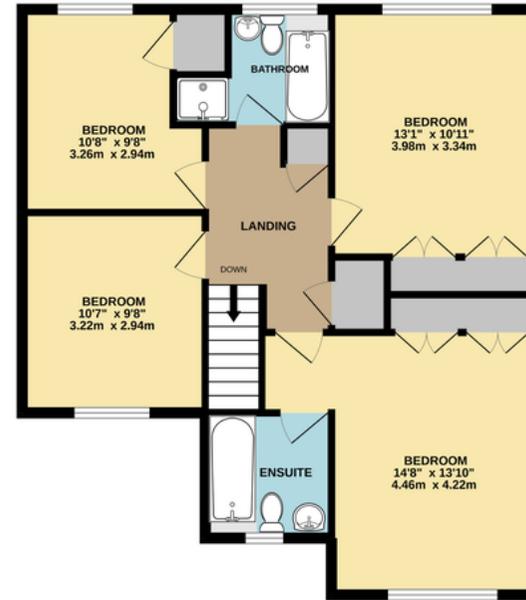




GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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