





#### Freehold

Guide Price  
£525,000

#### Situation

This semi-rural setting to the north of Horsham offers far-reaching views and walks across open fields towards Rusper village and Leith Hill. The property is located within a short walk of The Owl at Kingsfold, a delightful country pub with a fine selection of ales and full restaurant facilities that is the natural hub of this village. The setting is also well positioned for accessing both Horsham and Dorking town centres with their wealth of restaurants, shops and facilities together with a number of major road networks including the A24, A29 and A281. The property is also within close proximity of Warnham Station, which services London Bridge and is also easily accessible to Ockley Station. The area is close to a number of schools, with Warnham C of E Primary being the closest.



# The Marches | Kingsfold | RH12 3SY



## Description

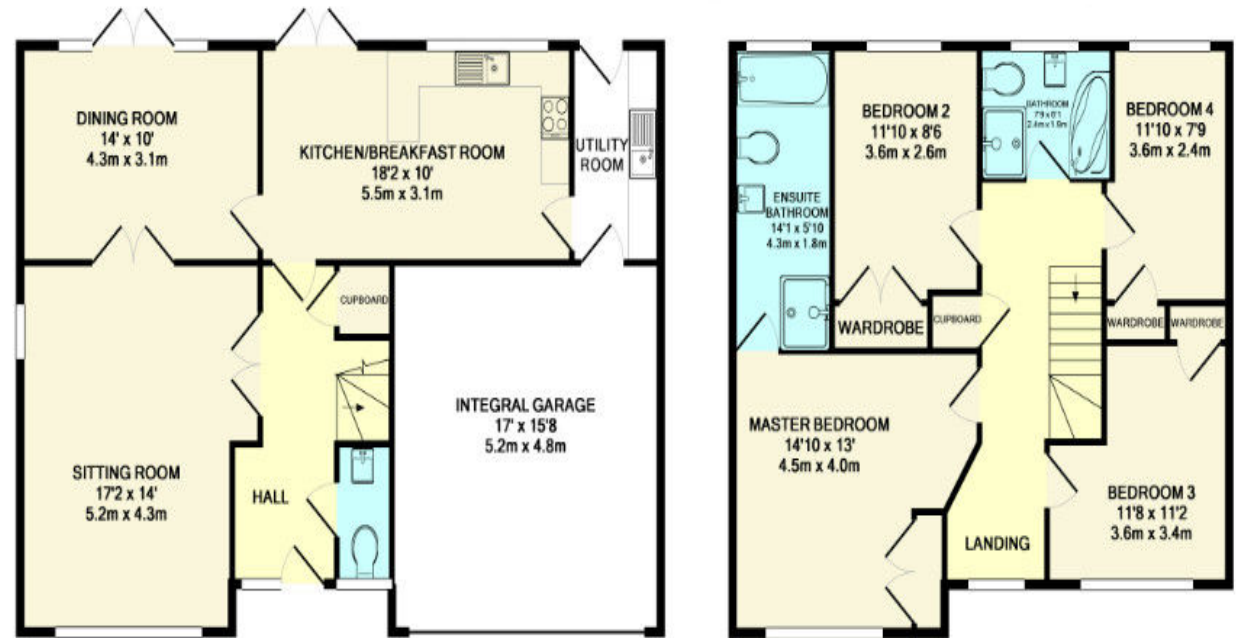
This spacious family home is tucked away at the end of a small, modern cul de sac in the popular village of Kingsfold. The ground floor accommodation comprises a generous double aspect Sitting Room with an attractive fireplace and double doors opening to the Dining Room. This well proportioned room has double doors opening to the attractive rear garden and a door leading through to the Kitchen/Breakfast room. The layout of this property is ideal for a family home, with plenty of space and flexibility for relaxing and entertaining. Also on the ground floor is a WC, and a convenient Utility Room. To the first floor you will find four Bedrooms, all with built in wardrobes and a recently re-fitted family Bathroom, while the master Bedroom boasts a large Ensuite.



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## Outside

To the front of this impressive property is an area of bricked driveway providing off street parking for a number of cars. The driveway leads to the integral garage with an electric roller door, power and lighting. Gated side access leads to the large rear garden. The property occupies a generous corner plot with a large paved patio leading to an expanse of lawn, with hedge and shrub borders. To the side of the property is an attractive summer house and a shingle seating area, offering total privacy and seclusion.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 989 SQ.FT.  
 (91.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1736 SQ.FT. (161.2 SQ.M.)

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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1ST FLOOR  
 APPROX. FLOOR  
 AREA 746 SQ.FT.  
 (69.3 SQ.M.)

IMPORTANT: 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 the property.

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