



Guide Price
£1,100,000

Meadow View,
Monks Gate, RH13 6JD

**Brock
Taylor.**

MEADOW VIEW

THE LOCATION

Monks Gate is a highly regarded semi-rural hamlet on the southern outskirts of Horsham, offering the perfect blend of country living & convenience. Surrounded by beautiful Sussex countryside, the area is particularly popular with families and professionals seeking a quieter pace of life while remaining within easy reach of Horsham town centre, approximately 4 miles away, which provides an extensive range of shopping, leisure and dining facilities, together with mainline rail services to London. The area benefits from a number of highly regarded schools, both state and independent, including St Andrew's C of E School in nearby Nuthurst. For those who enjoy the outdoors, there are many public footpaths, bridleway and woodland walks in the local countryside, ideal for walking, cycling and riding. Leisure facilities are also close at hand, including the well-known Mannings Heath Golf & Wine Estate, which offers championship golf courses, a vineyard, restaurant and regular events.

A selection of traditional Sussex pubs can also be found within the surrounding villages, further enhancing the area's strong sense of community.

ACCOMMODATION SUMMARY

Arranged over two floors, the property offers flexible accommodation, featuring a stunning entrance hall with a part-vaulted ceiling, leading into a luxuriously appointed kitchen/dining/family room, equipped with integrated Siemens appliances, extensive Silestone work surfaces, and an island. The ground floor also includes a utility room, separate living room, a family room/bedroom, and a spacious bathroom fitted with a bath and separate shower cubicle.

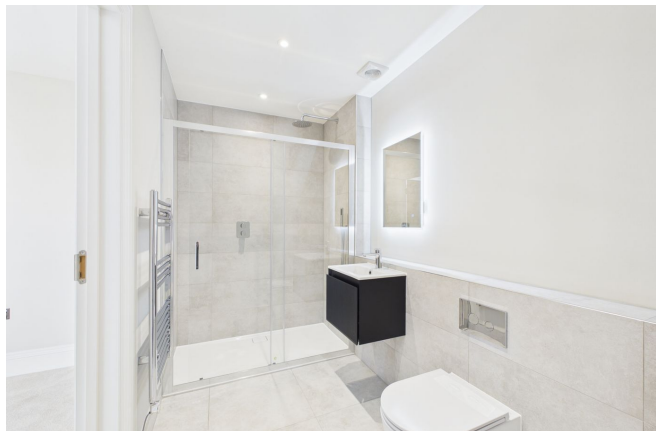


FEATURES

- Bespoke Gated Development
- Very High Specification
- Stunning Kitchen/Dining Room
- Backing Onto Open Fields
- Airsource Underfloor Heating
- Ready for Occupation
- Structural Warranty
- Incentives Available



Stairs rise to a galleried landing, which leads to the principal bedroom suite, complete with a walk-in dressing room and en suite shower room. The first floor also offers a further double bedroom with fitted wardrobes, a well-appointed family bathroom, and a separate study/bedroom. Further benefits include underfloor heating, an air-source heat pump, double glazing, and a 10-year structural warranty.



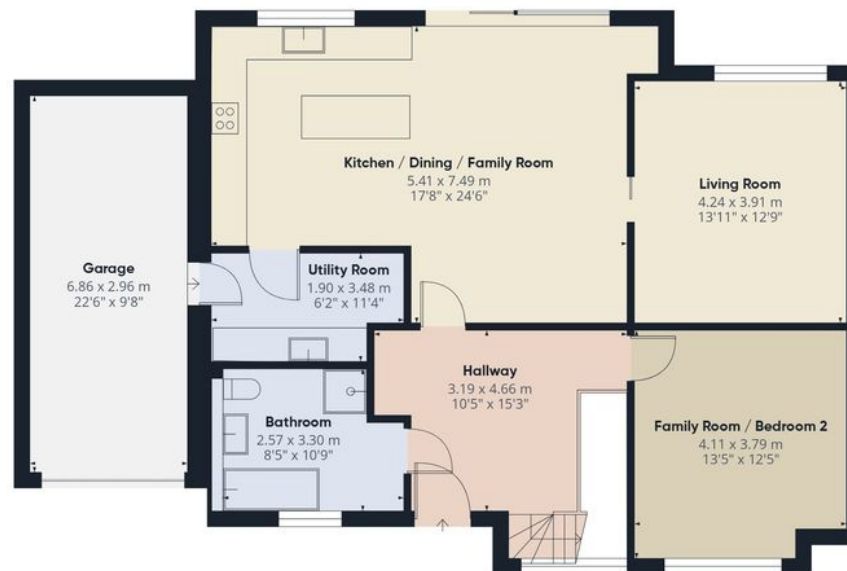
A striking detached home, beautifully presented and perfectly positioned within an exclusive gated development in the sought-after village of Monks Gate, offering sophisticated contemporary living in a private and tranquil setting.





GARDENS & PARKING

The property is set at the end of a gated cul-de-sac development and benefits from a private driveway providing parking for 3-4 vehicles, which in turn leads to an attached garage with an electric door and connecting door to the utility room. The front garden is newly turfed with inset flower beds and a paved pathway leading to the front door. A gate leads to a side pathway that opens out into the landscaped rear garden, with a full-width porcelain tiled patio, to a newly turfed garden. The lawn is flanked by a large, raised flower bed, stocked with a selection of mature shrubs, flowers and perennials. A mature boundary tree provides an attractive backdrop and a good degree of privacy. The whole is enclosed by close-boarded panel fencing with an external tap and lighting and boasts a sunny southerly aspect.



Ground Floor



Floor 1



Approximate total area^m

199.3 m²

2145 ft²

Reduced headroom

5.1 m²

55 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council tax band: TBC

Tenure: Freehold

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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