



**Comptons Mead,
Horsham, RH13 5NW**

**Guide Price
£490,000**

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

LOCATION

This impressive family home is located on one of Horsham's most popular roads, to the East of the town centre and just over 1 mile 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 Girls School, together with Forest Boys School, as well as Heron Way Primary School being 'a stones throw' from the house. This family home is also well positioned for leisure pursuits with Cottessmore Golf & Country Club a short distance away along with Leechpool and Owlbeech woodlands, ideal for dog walking or cycling within its 100 acres.

PROPERTY

The front door opens into a generous Hall, which has stairs rising to the First Floor and doors opening to all Ground Floor Rooms, including the convenient Utility Room and WC, which all have under floor heating. A particular feature of this stunning modern home is the 26'7 x 16'6 open plan Kitchen/Living Area, which is double aspect with plenty of space for entertaining. This centres around

a contemporary fitted Kitchen which boasts a selection of integrated appliances, and a breakfast bar which divides this large space. To the First Floor of this modern home you will find three of the four generous Bedrooms, with two boasting built in Wardrobes, while the Master suite offers a luxurious En Suite Shower Room with a window. The Family Bathroom is a great size, while to the Second Floor you will find the Guest Bedroom which measures an impressive 23'5 x 11'11. This fantastic room boasts excellent potential to add a further En Suite if required, with the developer having provided the necessary pipework to do so.

OUTSIDE

This modern property is located in an exclusive development of just two stunning homes. There is an attractive brick paved driveway that leads to an allocated parking space and to the covered Car Port with a lockable store, which provides a further parking space. Gated side access takes you through to the private South facing Garden, which has a paved patio, perfect for barbecues in the Summer months, which leads on to an area of lawn, which could be the ideal space for children to play or for a keen gardener to make the most of.





Buses

5 minute walk



Shops

Tesco Express
0.6 miles



Trains

Horsham – 1 mile
Littlehaven – 1.5 miles



Airport

Gatwick
13.3 miles



Roads

M23
5.8 miles



Sport & Leisure

Pavilions in the Park
1.2 miles



Rental Income

£1,800



Schools

Heron Way Primary
Forest & Millais



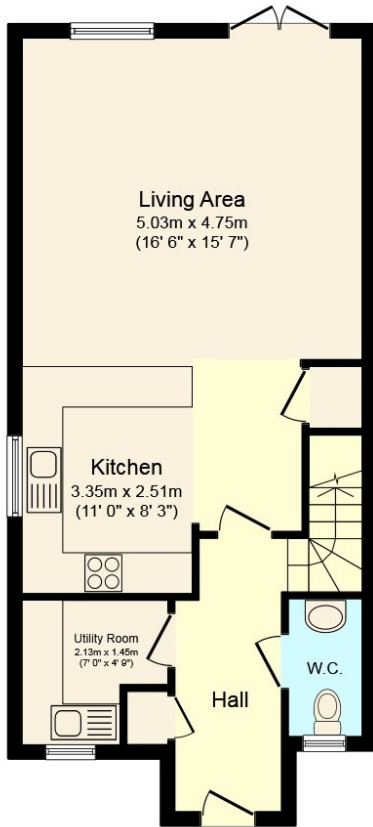
Broadband

Up to 76 Mbps

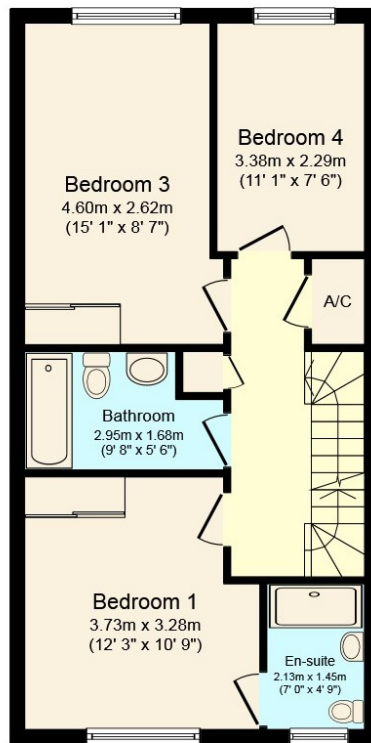


Council Tax

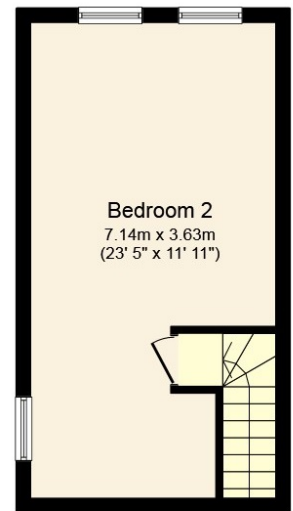
Band E



Ground Floor

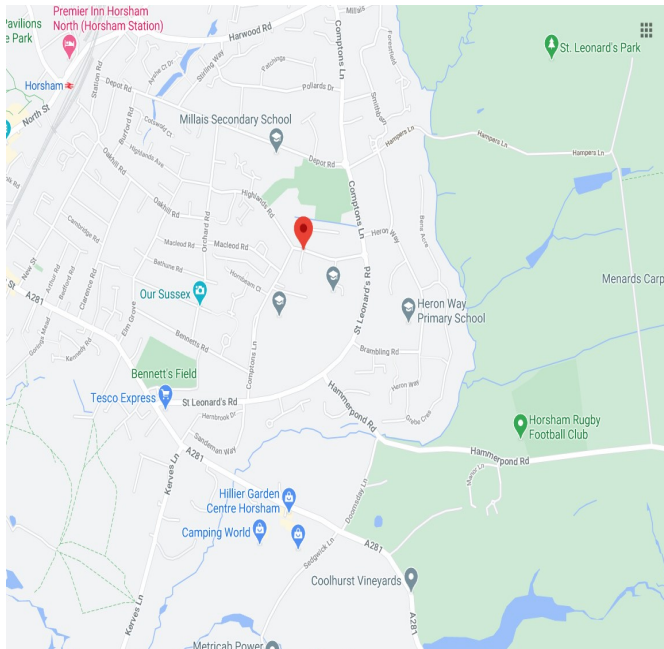


First Floor



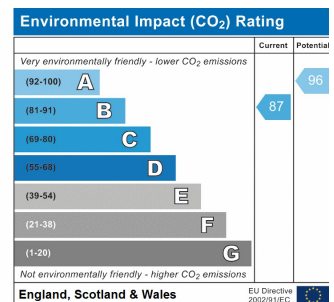
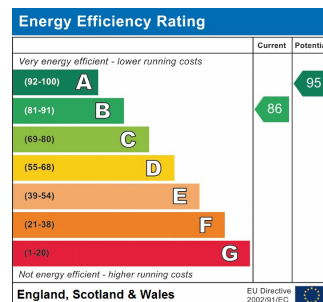
Second Floor

Map Location



Total Approximate Floor Area
1,421 sq ft / 132 sq m

EPC Rating



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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