



2 | Vicarage Close, Forest Road | Colgate, Nr. Horsham | West Sussex | RH12 4BB

H.J. BURT
Chartered Surveyors : Estate Agents



2 | Vicarage Close, Forest Road | Colgate, Nr. Horsham | West Sussex | RH12 4BB

Guide Price Range: £645,000 to £675,000 | Freehold



- Beautifully presented detached house occupying a desirable & accessible location within a gated exclusive development of 14 detached houses on the edge of the small village of Colgate within the High Weald AONB & close to St. Leonard's Forest.
- With well proportioned accommodation including Entrance Hall, Cloakroom, fitted Kitchen, Living Room opening to Dining Room & thence to large Conservatory, Utility Room & Integral Garage. Principle Ensuite Bedroom, three Further Double Bedrooms & modern Family Bathroom.
- Outside, electric gated entrance to close thence private driveway with parking for up to 4 cars. South-East facing garden with large decked areas & excellent home office/studio.
- Accessible edge of village location within walking distance of primary school, The Dragon pub & restaurant & village hall & yet c. 4.25 miles of both Horsham & Crawley.
- No Onward Chain.

Description

GUIDE PRICE RANGE £645,000 to £675,000. Number 2 Vicarage Close comprises an extremely well presented modern detached house forming part of an exclusive electric gated small development within the beautiful and quintessentially English village of Colgate and within convenient walking distance of the nearby village hall, primary school, and The Dragon pub and restaurant. Built by David Wilson Homes in 2004 the property has been well maintained and is in excellent decorative order and much improved by the current owners including new bathroom suites, new first floor carpeting, made to measure shutters by Shutter Works, black out blinds to two of the bedrooms, replacement front and rear doors and electric insulated garage door and Karndean flooring to the ground floor for ease of maintenance together with aircon/heat units to the main bedroom, one further bedroom and the conservatory. Outside, the pretty South facing garden with its remote lighting with an area of Indian flagstone patio and new ridged composite decking and with path thence leading over the laid to lawn area to an excellent detached home office/studio which is insulated and with air conditioning, electricity and within Wi-Fi distance of the house providing an excellent home working environment at the end of the garden and with useful garden store behind. From the front of the property with its widened parking areas to the paved driveway in front of the garage which can park 3 to 4 vehicles, the front door leads into the entrance hall with

cloakroom to the side and doors leading to both the fitted shaker style kitchen with integrated appliances and which overlooks the family room/conservatory and onto the pretty garden and to the living room overlooking the front of the property. This room then continues through to the dining room with an opening to both the kitchen and then the large South-facing family room/conservatory to the rear of the house and overlooking the gently sloping garden with French doors leading out and with air conditioning unit and with UV tinted roof and UV windows. From the kitchen, doors lead to the utility room and with doors then to the garden and into the integral garage. To the first floor, doors lead from the landing to the main bedroom overlooking the front of the property with fitted wardrobes and smart modern replacement en-suite shower room with side window and air conditioning to the main bedroom. Bedroom two also overlooks the front of the property with fitted wardrobes and with bedrooms three and four overlooking the rear and with modern fitted family bathroom with jacuzzi bath with rain shower and twin sinks and airing cupboard housing the Megaflo pressurised tank in between. The attic with its drop-down ladder is boarded to the most part.

Location

A particular feature of the property is the excellent accessible location being located on the edge of the small village of Colgate within the exclusive gated development with key-entry code and shared community driveway and facilities, but being very conveniently placed for road communications to major routes and centres with both Horsham and Crawley being equal distance of circa 4.25 miles and each offering an extensive range of facilities. Horsham centre is a largely pedestrianised retail commercial hub to its vibrant old market town and offers an extensive range of shops, entertainment and other facilities including two cinemas/theatres, national independent retailers and a number of restaurants, pubs, delicatessens and bakeries and also including an excellent range of schools including Collyers college and Tanbridge House School and Millais, as well as mainline railway station. Crawley, offers a substantial arcade and other shopping as well as main line railway station and also at Three Bridges station. Closer to Colgate, Pease Pottage (approx. 2 miles) includes local shopping facilities and ready access to the A23 with dual carriageway to the North/M23 to Gatwick airport within 10 miles and, to the South, to the cosmopolitan coastal city of Brighton and its excellent recreational opportunities and being within 22.5 miles. To the edge of Colgate and providing a fine backdrop is St. Leonard's Forest forming part of the High Weald Area of Outstanding Natural Beauty and within a short distance along the road is Cottesmore Hotel, Golf & Country Club, plus Cottesmore private school beyond.





Information

Property Reference: HJB02480

Photos & particulars prepared: February 2023 with a couple of Summer 2022 photos (Ref RBA).

Services: Mains water, electricity and drainage are connected. Heating is to LPG gas. Service charge for the communal areas of the development payable approx. £30pcm including for the entrance gate, shared driveway to the close and lighting and CCTV and maintenance of verges forming part of title number WSX259587 and communal resident's association and split ownership thereof. The main title to the freehold property itself is registered at HM Land Registry under title number WSX278347.

Local Authority: Council Tax Band: 'F'

Directions

From Forest Road, Vicarage Close can be found to the North side by the electric gated entrance and adjoining and forming part of the grounds to the neighbouring St. Saviour's parish Church.

What3Words - period.bombard.frown

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F	27 F	
1-20	G		

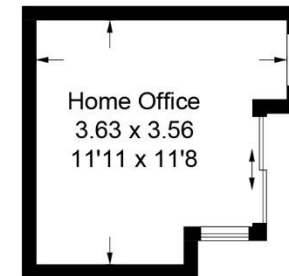
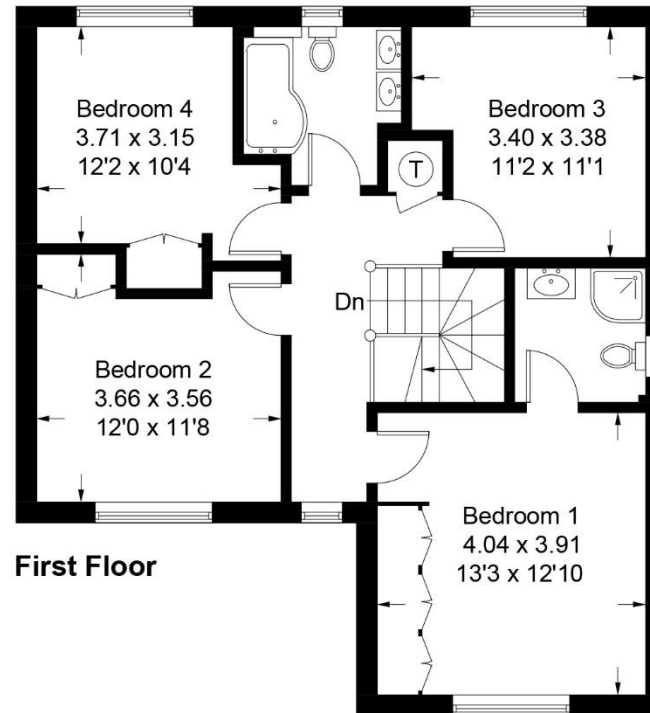
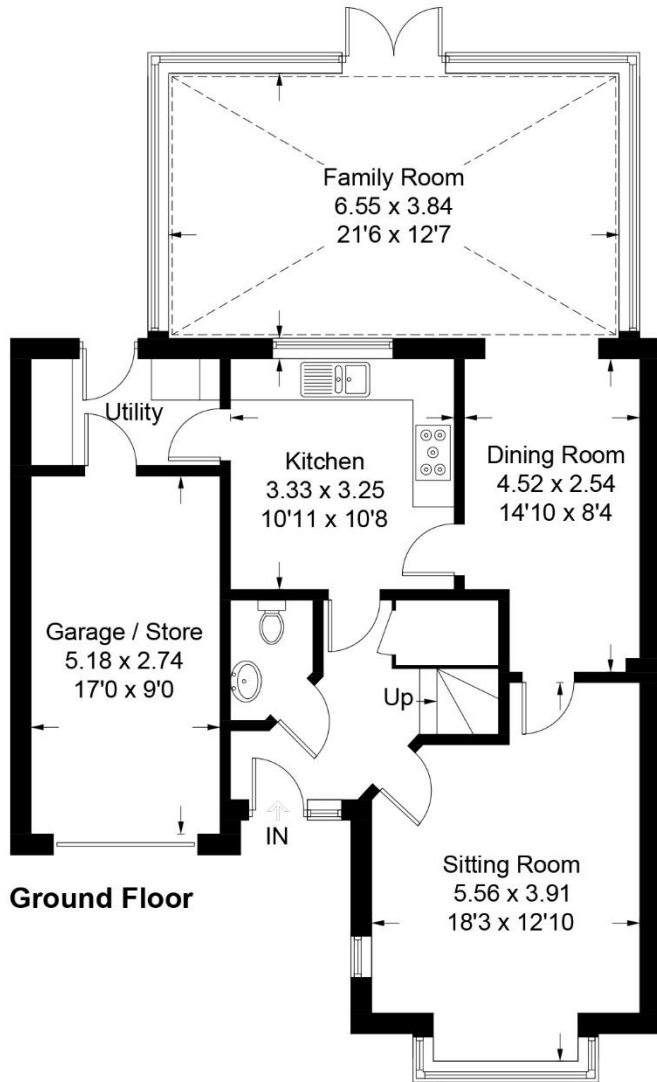
Vicarage Close, RH12

Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft

Garage = 14.3 sq m / 154 sq ft

Outbuilding = 11.2 sq m / 120 sq ft

Total = 181.3 sq m / 1951 sq ft



(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID935999)



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