



**Cook Way
Horsham RH12 3US**

£650,000

**01403 272022
brocktaylor.co.uk**

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

Cook Way, Horsham RH12 3US



LOCATION Wickhurst Green is a popular development within 2 miles of Horsham town centre. Tesco Extra is walking distance from the property (approximately 8 minutes walk) as well as a Leisure Centre, The Bridge. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of 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, while 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.

PROPERTY The front door of this beautifully spacious modern home opens into a generous hallway which houses the staircase and allows access to the WC and the impressive open plan kitchen, dining and living space. This living space offers so much flexibility for furniture placement measuring at a generous 15'10 x 33'11. With a stunning vaulted ceiling with velux windows plus windows and glazed double doors across the back and out to the rear garden, you certainly have the all important 'wow factor' upon entering. Being so light and airy, this space is perfect for entertaining and socialising. The kitchen, which is positioned to the front of the property, offers a range of floor and wall mounted units creating ample storage space and all appliances are SMEG integrated including washing machine, dishwasher. Moving upstairs to the first floor, the landing offers

access to the family bathroom, master bedroom and bedrooms 3 and 4. Bedroom 3 offers ample space for a double bed and also features built in wardrobes. The family bathroom is a generous size with a bath tub and shower. The master bedroom suite is a particular feature of the house as it offers a vast open plan space and is entered via a door from the naturally lit landing. There is also a spacious dressing area with built in wardrobes and an en-suite shower room. To the top floor you will find bedroom 2 which also benefits from an en-suite shower room and its impressive size also lends itself to putting in a double bed and wardrobes but the current owners use the space as an office.

OUTSIDE To the front of this large corner plot property is a hedgerow with a gate that allows access to the front garden and a pathway leading up to the front door. The front garden is well maintained with attractive stone borders. Next to the property you will find a large driveway with space for two cars. At the bottom of the drive you can find a 20' x 10' garage providing plenty of space to park a further car and also features RaceDeck garage flooring fitted by the current owners. To the rear you will find a beautifully presented south facing garden. The garden itself is well maintained with a patio perfect for garden furniture. This leads on to the lawn area which is framed nicely by the stone borders and flower beds. To the rear of the garden there is a shed which also provides ample storage space.





Buses

5 mins walk



Shops

Tesco Extra 0.6 Miles (5 Mins Walk)



Trains

Horsham – 3.5 Miles



Airport

Gatwick 17.2 Miles



Roads

M23 9.6 Miles



Sport & Leisure

The Bridge Leisure Centre 0.6 Miles (5 Mins Walk)



Rental Income

£2850 PCM



Schools

Shelleys Primary
Tanbridge House School



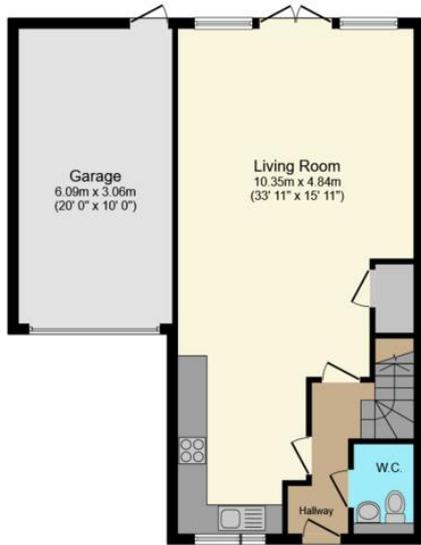
Broadband

Up to 500 Mbps



Council Tax

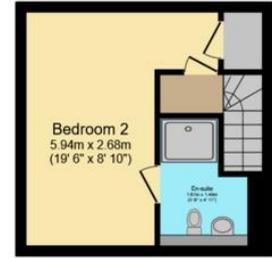
Band E



Ground Floor
Floor area 70.3 sq.m. (756 sq.ft.)



First Floor
Floor area 63.0 sq.m. (678 sq.ft.)



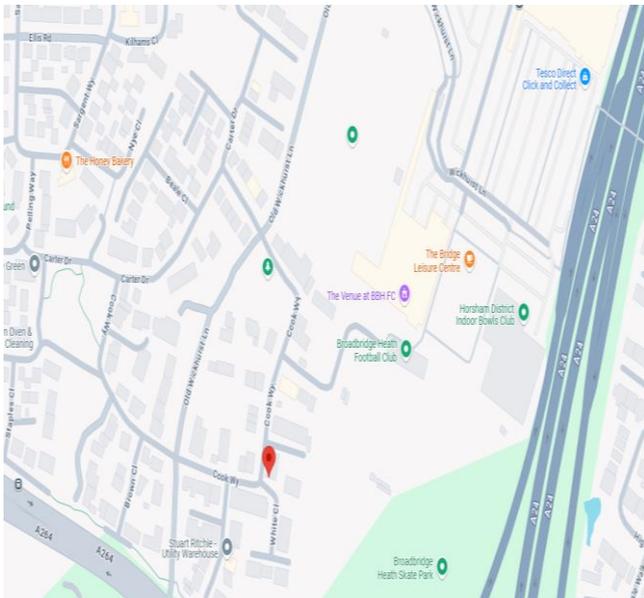
Second Floor
Floor area 23.3 sq.m. (251 sq.ft.)

Total floor area: 156.6 sq.m. (1,686 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



Total Approximate Floor Area
156.6 sq.m / 1,686 sq.ft

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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