



**Roffey Park
Colgate, RH12 4TD**

£359,995

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LOCATION

This unique mews house is located within the private Roffey Park estate situated on the outskirts of the delightful Colgate village, boasting country pub, church, village hall and primary school. Located approximately three miles north east of Horsham, the property is ideally situated for those needing easy access to major road networks as the M23, A264 and A24 are only a short distance away providing links to both London and the south coast. Leisure facilities including Cottesmore Country Club and Golf Course, K2 Leisure Centre and St Leonards Forest are found locally as well as some of the best schools in the south east including Millais Girls, Cottesmore School and Handcross Park Prep. The estate is very popular with pilots and workers at Gatwick airport given its convenient location.

PROPERTY

Roffey Park House was built for a highly regarded local family and boasts a wealth of history including being used a Second World War hospital and continued as so until 1980. After being left empty for a number years after, the Victorian manor house was converted into a pleasant blend of apartments, mews houses and a converted ballroom all set in an enviable, elevated position on grounds and gardens extending to 19 acres as well as extensive car parking facilities. The mews house forms part of the converted East Wing and offer both spacious accommodation and a wealth of character features including, picture rails, high ceilings and large bay window with spectacular views. This property in particular benefits from the positioning within the East Wing giving you far reaching views of the wonderfully maintained communal grounds. The Living Room boasts a large window flooding the room with natural light and also contains a feature fireplace. To the first floor are two double bedrooms both benefitting from built in wardrobes. The Master Bedroom has a stunning sash window which offers luxury, elevated views.

OUTSIDE

Roffey Park House is approached via a long driveway bordering the park like grounds which extend to approximately 19 acres. Formal grass areas extend from the main house and lead to a Victorian walled garden, which has ample space for Barbecuing in the summer months, plenty of room for keen gardeners to make the most of and a woodland area which has been opened up and now offers beautiful walks for the enjoyment of the residents. A generous parking area is screened from the main house and has been allocated for full use of the residents. To the front of the property is a courtyard with lighting leading up to the front door as well as well-maintained flower beds.

ADDITIONAL INFORMATION

Tenure: Share of Freehold on Manor House & Grounds

Leasehold on Mews property

Full Lease Term: 125 years from 31st March 1995

Annual Ground Rent: TBC

Ground Rent Review Period: TBC

Service Charge: TBC

Service Charge Review Period: TBC

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 minute walk



Shops

Co-op Food
1.9 miles



Trains

Faygate – 2 miles
Horsham – 3 miles



Airport

Gatwick
11.3 miles



Roads

M23
3.3 miles



Sport & Leisure

Cottesmore Golf &
Country Club
1.6 miles



Rental Income

£1,450 pcm
Rental Yield – 4.5%



Schools

Colgate Primary
Cottesmore School
Forest & Millais



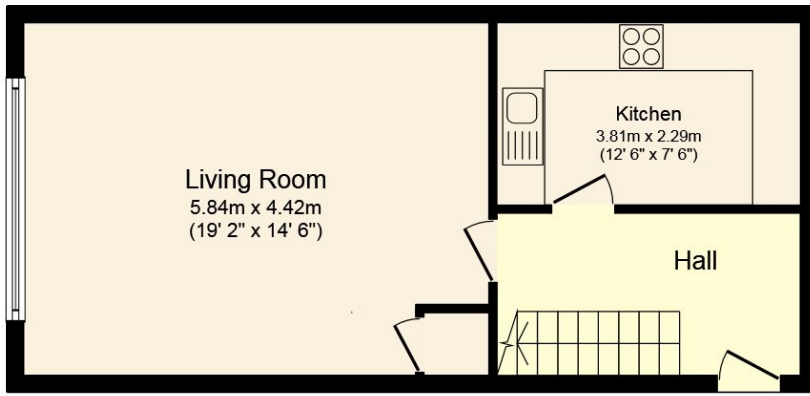
Broadband

Up to 250 Mbps



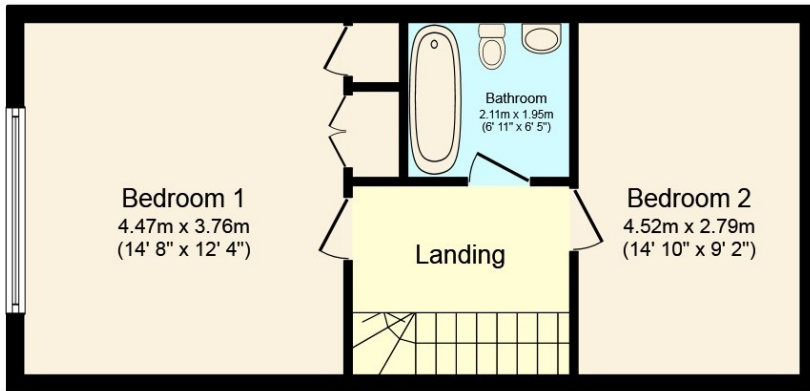
Council Tax

Band E



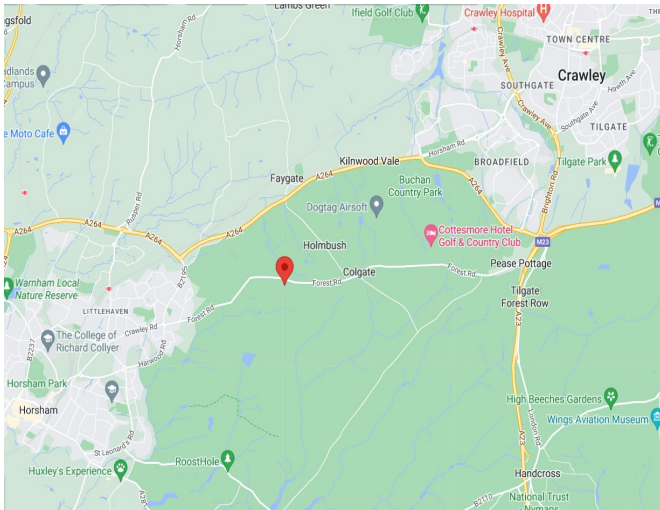
Ground Floor

Floor area 43.1 sq.m. (464 sq.ft.) approx



First Floor

Map Location



Total Approximate Floor Area
928 sq ft / 86 sq m

EPC Rating



Viewing arrangements by
appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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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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2-4 East Street, Horsham, West Sussex, RH12 1HL

