The Marches, Kingsfold, West Sussex, RH12 3SY

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Offers Over £750,000

Tucked away in a sought-after cul-de-sac within the highly regarded Marches development, this substantial detached family home combines generous proportions, flexible living space and a wonderful semi-rural setting, creating an ideal home for growing families. A driveway provides ample off-road parking alongside the integral garage, while the property's attractive frontage offers an immediate sense of kerb appeal.

Inside, the bright entrance hall creates a welcoming first impression, with glazed doors allowing natural light to flow through from the spacious sitting room. Designed with modern family life in mind, the accommodation offers an excellent level of versatility, including a separate reception room that can easily adapt as a formal dining room, family room, playroom or home office. To the rear, a generous conservatory extends the living space and enjoys delightful views across the garden, while the well-equipped kitchen/breakfast room provides the natural hub of the home with extensive worktop space, integrated appliances, a breakfast bar and plenty of room for informal dining. A separate utility room with internal access to the garage, together with a cloakroom, completes the ground floor.

The first floor continues to impress with four well-proportioned bedrooms, including a spacious principal suite with its own en-suite shower room. The remaining bedrooms are served by a family bathroom featuring both a bath and separate shower, making the layout perfectly suited to busy family life.

Outside, the private rear garden offers an excellent space to relax, entertain and enjoy time with family, with established planting and areas of lawn creating an attractive backdrop throughout the seasons. The integral garage provides excellent storage and, subject to the necessary consents, offers potential for conversion if additional accommodation is ever required.

Enjoying the best of both worlds, The Marches is surrounded by beautiful West Sussex countryside whilst remaining within easy reach of Horsham's excellent shopping, restaurants, leisure facilities, highly regarded schools and mainline rail links to London. Spacious, adaptable and superbly located, this is a home that delivers both lifestyle and practicality in equal measure, and one that must be viewed to be fully appreciated.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 19'0" x 6'10" (5.79m x 2.08m)

LIVING ROOM 17'7" x 10'10" (5.36m x 3.30m)

DINING ROOM 13'6" x 10'10" (4.11m x 3.30m)

CONSERVATORY 13'7" x 11'7" (4.14m x 3.53m)

KITCHEN/BREAKFAST ROOM 17'3" x 10'0" (5.26m x 3.05m)

UTILITY ROOM 10'2" x 5'6" (3.10m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'6" x 13'9" (4.42m x 4.19m)

EN-SUITE BATHROOM 6'9" x 6'0" (2.06m x 1.83m)

BEDROOM TWO 12'9" x 10'11" (3.89m x 3.33m)

BEDROOM THREE 12'9" x 11'9" (3.89m x 3.58m)

BEDROOM FOUR 11'8" x 10'5" (3.56m x 3.18m)

FAMILY BATHROOM 7'5" x 6'2" (2.26m x 1.88m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

INTEGRAL DOUBLE GARAGE 18'6" x 15'7" (5.64m x 4.75m)

REAR GARDEN

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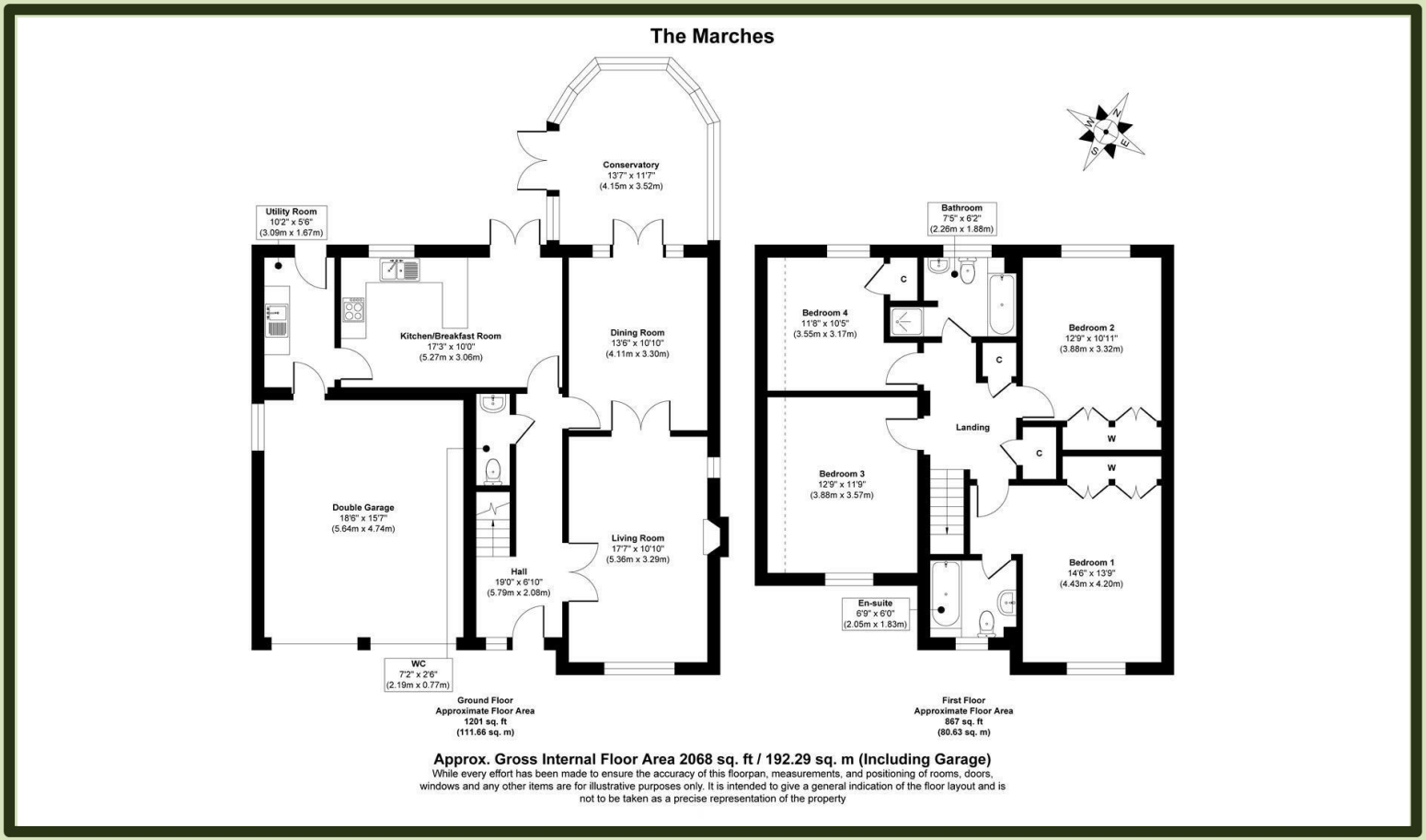


LOCATION: The Marches is situated in a popular setting within Kingsfold, offering excellent access for Horsham. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly 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 and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

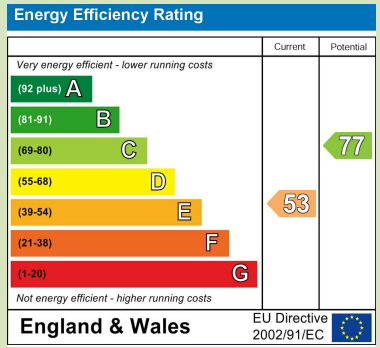
COUNCIL TAX: Band G.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.



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Tel: 01403 270270

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