



## Vaughan Copse, Mannings Heath

Guide Price £1,100,000 – £1,150,000



# Vaughan Copse

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A stunning, modern and contemporary executive family Home built by Mattwell Homes in 2021 – situated within a private gated development adjoining the open countryside whilst being within close proximity to Horsham town centre.

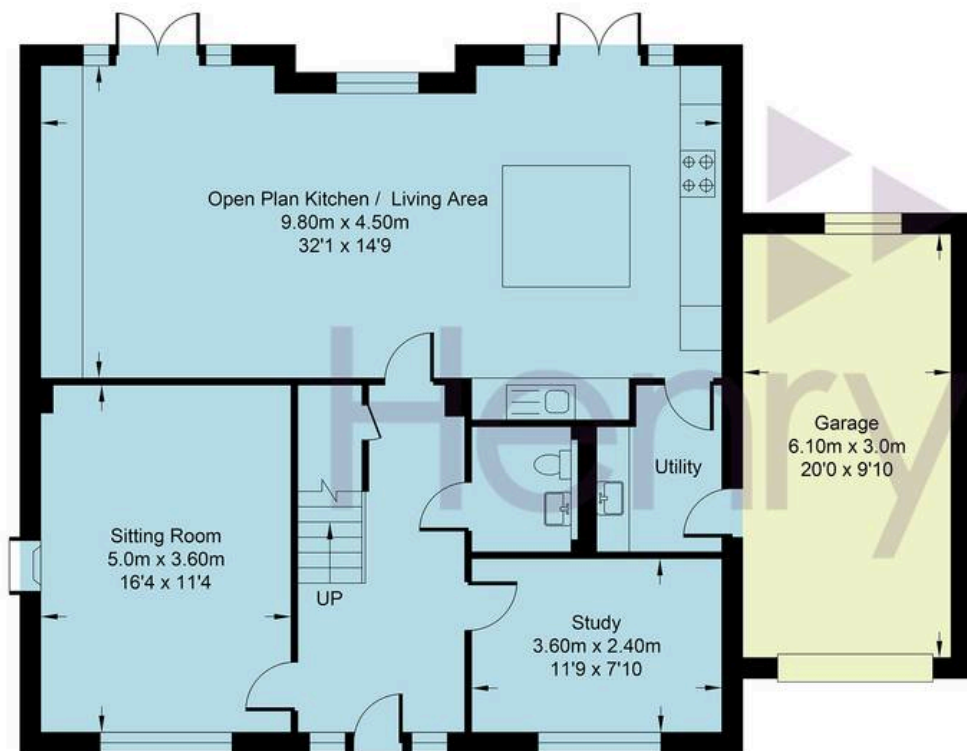
To the ground floor – a generously proportioned reception hallway welcomes you, it provides a light and airy feel with a tiled floor that runs through leading to a stunning and impressive open plan kitchen/dining/living room. This fabulous open space measures 32' and includes a kitchen that has a range of complementing wall and base cabinets with quartz work surfaces running through, there is a selection of high-end integrated appliances including a double oven, wine fridge, a dishwasher and an induction hob. Further space to the ground floor includes a fabulous sitting room which has a feature fireplace and decorative panelling to the walls. Also of note to the ground floor is a separate study/home office, utility room and cloakroom.

To the first floor; the main bedroom suite has a superb selection of fitted cupboard and wardrobe space, there is a separate and well proportioned ensuite bathroom which features a full suite including a large walk-in shower, separate bath, wash hand basin and a low level WC – There is a second guest bedroom suite which enjoys views over the rear gardens and has fitted wardrobe space and an impressive ensuite shower room. Two further double bedrooms complete the first floor along with a well equipped family bathroom which features a high specification of quality bathroom ware including a walk-in shower and separate bath.

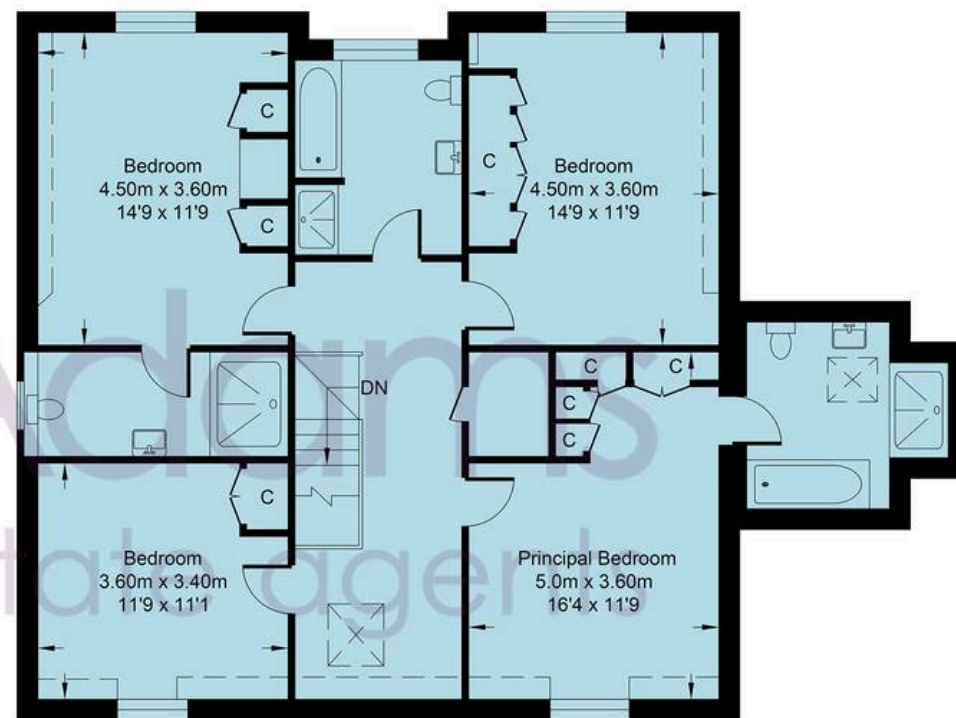








GROUND FLOOR



FIRST FLOOR



## Vaughan copse

Approximate Area = 2085.07 sq ft / 193.71 sq m

Garage = 196.97 sq ft / 18.30 sq m

Total = 2282.05 sq ft / 212.01 sq m

For identification only - not to scale







The property is approached via a private gated driveway, this is exclusive to the three residents of this discreet location. A block paved approach leads to a gravel driveway and garage which has an up and over door and convenient access directly to the utility room, further driveway parking is provided at the opposing end of the property. The rear garden has been superbly landscaped by the current owners and has ample patio and terrace area for outdoor dining within the summer months, there is also areas of level lawn along with laurel hedge borders.

This well thought out and generously proportioned modern home also offers access to well regarded local schools, Horsham mainline train station and a selection of well regarded pubs and restaurants.

Agent note - Service charge for the estate £1200 per annum ( circa £600 every 6 months) approx

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B











## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.