



**Millpond Lane,  
Faygate, RH12 0AQ**

**Asking Price  
£525,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Millpond Lane, Faygate, RH12 0AQ



### LOCATION

The property is ideally positioned within the sought-after Kilnwood Vale development, offering excellent connectivity to both Horsham and Crawley. The nearby A264 provides convenient access to Gatwick Airport, as well as the M23 and M25 for routes into London.

Horsham town centre lies just over 5 miles away and offers a comprehensive range of shopping, dining, and leisure facilities, including the popular Capitol Theatre and picturesque Horsham Park. Crawley town centre is also within easy reach, providing an extensive selection of shops, restaurants, and leisure amenities.

Both Horsham and Crawley benefit from fast and frequent rail services to London Victoria, London Bridge, Gatwick Airport, and the south coast, making this an ideal location for commuters.

Locally, there are a number of highly regarded amenities including the Cottesmore Golf & Country Club, featuring two renowned golf courses and additional leisure facilities, as well as Cottesmore Prep School and the well-regarded Holmbush Inn.

### PROPERTY

Tenure: Freehold

This beautifully presented four-bedroom semi-detached home, built by Crest Nicholson, offers stylish and spacious accommodation finished to a high standard throughout.

Upon entering, you are welcomed by a bright and inviting entrance hall, which also provides access to a convenient ground floor WC. The impressive living/dining room offers a generous and versatile space for both relaxing and entertaining, with patio doors opening onto the garden and allowing an abundance of natural light to flood the room.

The kitchen/breakfast room is equally appealing, featuring an attractive bay window that enhances the sense of space and light. Fitted with modern units and integrated appliances, there is also ample room for a family dining table, making it a perfect hub of the home.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, complete with a bath and shower over.

Externally, the property offers further appeal with scope to extend (subject to the usual planning consents), providing excellent potential for future growth and personalisation.

### OUTSIDE & PARKING

The garden is a generous size and mainly laid to lawn, offering excellent space for outdoor entertaining, children's play, or simply relaxing in the warmer months. A well-positioned patio area provides the perfect setting for summer barbeques and al fresco dining with family and friends. To the front, the property benefits from a charming gated garden with neatly maintained and attractive planted borders, creating a welcoming first impression. To the side, there is a garage and a private driveway, providing ample off-road parking for multiple vehicles and further practicality for everyday living.





**Buses**

3 minute walk



**Shops**

Crawley - 3.2 miles  
Horsham - 5.1 miles



**Trains**

Faygate – 1.3 miles  
Ilfeld – 2.3 miles



**Airport**

Gatwick  
8.7 miles



**Roads**

M23  
2.6 miles



**Sport & Leisures**

K2 Crawley  
3.2 miles



**Rental Income**

£tbc pcm



**Schools**

Kilnwood Vale Primary  
Holy Trinity Secondary



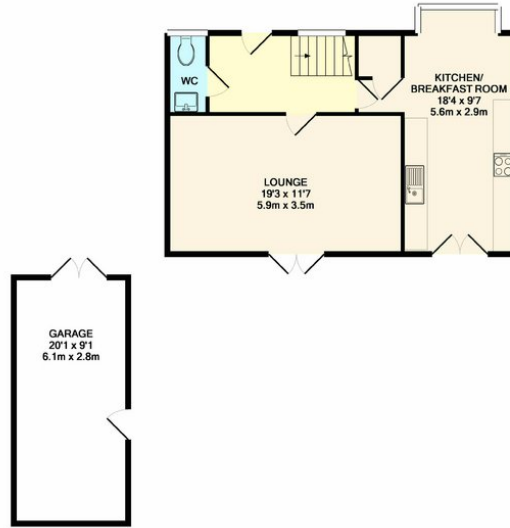
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band E



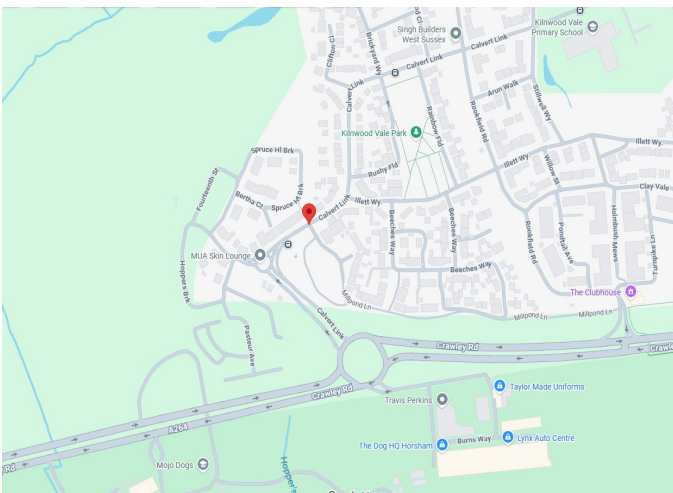
GROUND FLOOR  
APPROX. FLOOR  
AREA 724 SQ.FT.  
(68.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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 no 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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