



**1 Old Forge Close, Halls Drive, Faygate, West Sussex, RH12 4QG**

Offers Over £600,000

**MANSELL  
McTAGGART**  
Trusted since 1947

## In brief...

- 4 double bedrooms
- 3 reception rooms
- Spacious and well presented detached house
- Built by Try Homes in 2004
- Driveway and garage with power
- Pleasant open outlook
- Vendor suited
- Popular and convenient development
- Private garden
- Close to excellent schools, major transport links and stunning country walks

A very well positioned and spacious 4 double bedroom, 3 reception room detached house, built in 2004 by Try Homes, greatly improved by current sellers, driveway and garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





## In more detail...

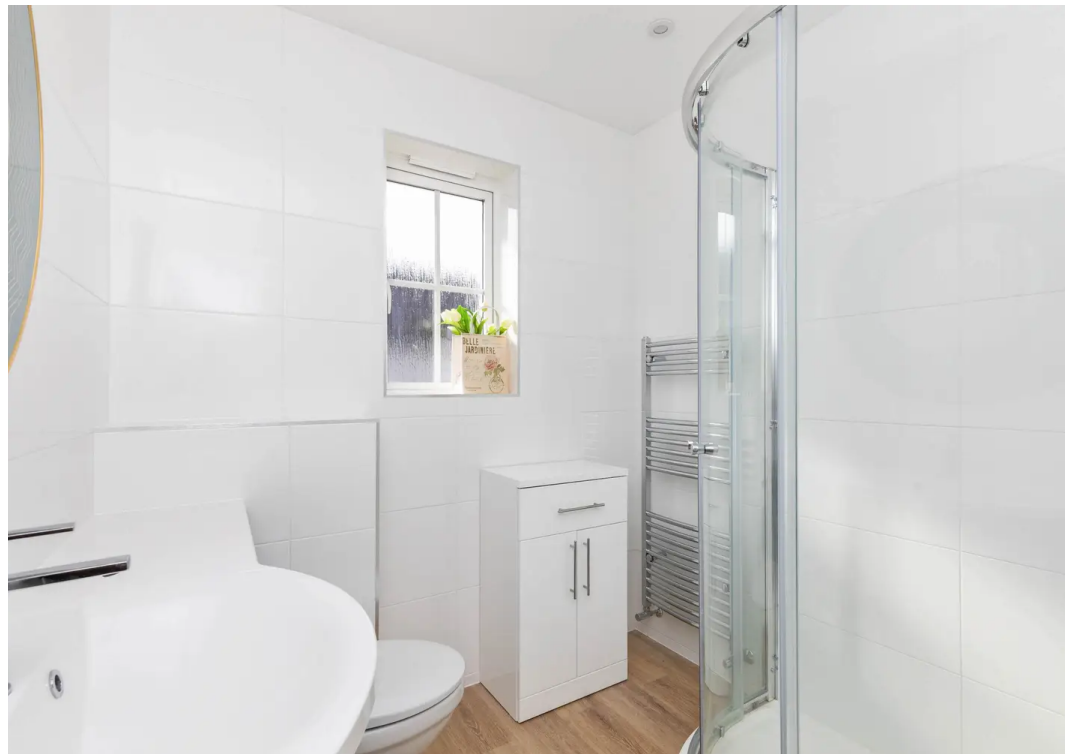
A very well positioned and spacious 4 double bedroom, 3 reception room detached house, built in 2004 by Try Homes, greatly improved by current sellers, driveway and garage. The property is situated on a popular development, close to excellent schools, major transport links, beautiful walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, study/office, bay fronted dining room with double doors into the bay fronted sitting room with inglenook fireplace and open fire. The kitchen/breakfast room is fitted with an attractive range of units, Granite works surfaces, some integrated appliances, and useful conservatory. On the first floor there is access into the loft which lends itself for conversion. The master bedroom enjoys an open outlook over the development and fields beyond, fitted wardrobes and upgraded en suite with Aqualisa digital shower. There are 3 further double bedrooms (bedroom 2 and 3 with fitted wardrobes) and modernised shower room.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen/breakfast room).

A driveway provides parking for 1 vehicle, leading to the garage with door into the garden, power and ample storage. The 33' x 28' east facing garden offers a great deal of privacy and is predominantly lawned with paved patio and side access.

**NB: Maintenance charge is £400 per annum.**

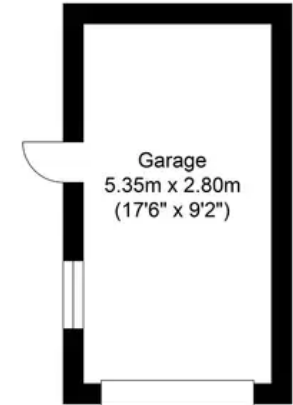
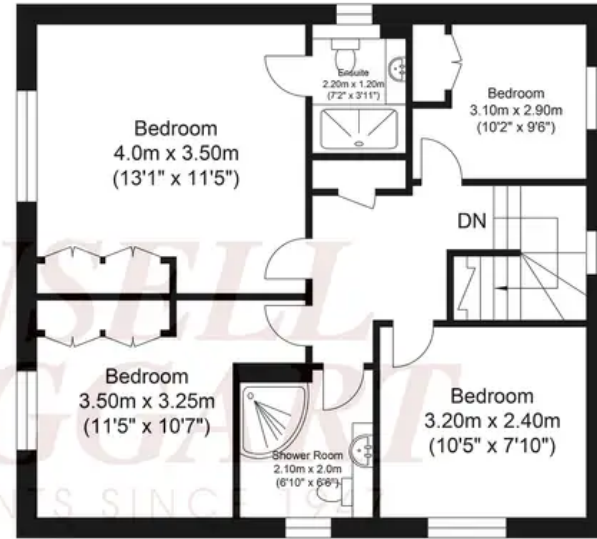
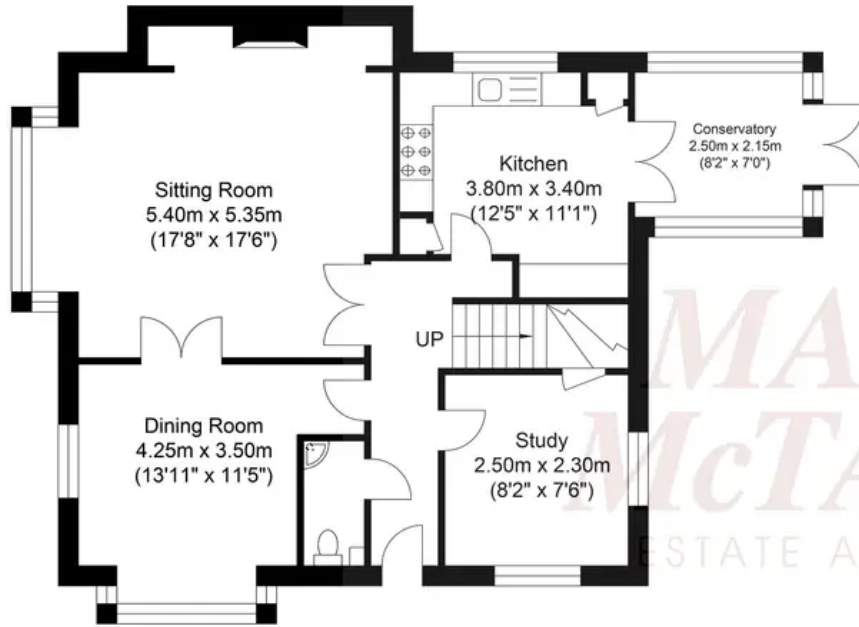


## The location...

Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. Nearby, Marks & Spencer and Wild Bean Cafe is due to open at the BP garage, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottessmore Hotel Golf & Country Club offers a retreat for health and beauty, sports and fitness. Families have a newly built local nursery and primary school located in Kilnwood Vale development close by. The village store is available for your everyday needs, and food and beverage catering vans also visit weekly. Faygate train station connects to London and Portsmouth, and Horsham train station is within easy access for links to London, Gatwick and the South Coast.

The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.





Ground Floor  
Approximate Floor Area  
763.37 sq ft  
(70.92 sq m)

First Floor  
Approximate Floor Area  
645.29 sq ft  
(59.95 sq m)

Garage  
Approximate Floor Area  
161.24 sq ft  
(14.98 sq m)

Approximate Gross Internal Area (Excluding Garage) = 130.87 sq m / 1408.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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