



8 Carylls Cottages, Faygate Lane, Faygate, West Sussex, RH12 4SQ

Guide Price £375,000 - £395,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 2 double bedrooms
- 2 reception rooms
- Victorian semi detached house
- Well presented throughout
- Driveway for 2 vehicles
- 163' x 17' private garden
- En suite
- Scope to enlarge
- Close to transport links, schools and country walks

A charming and well presented 2 double bedroom, 2 reception room Victorian semi detached house with en suite, driveway for 2 vehicles and 163' private garden. The property is situated in a popular hamlet, close to excellent schools, major transport links and country walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





In more detail...

A charming and well presented 2 double bedroom, 2 reception room Victorian semi detached house with en suite, driveway for 2 vehicles and 163' private garden. The property is situated in a popular hamlet, close to excellent schools, major transport links and country walks.

The accommodation comprises: entrance canopy, dining room with wood burner, bay fronted sitting room with feature fireplace and kitchen fitted with an attractive range of units. There is an inner hallway with utility room, cloakroom and rear access. On the first floor there is loft access which provides an opportunity to convert. There is a guest bedroom with recessed storage and en suite bathroom, and separate double sized master bedroom.

Benefits include newly fitted boiler (located at the rear of the property) double glazed windows, oil fired central heating to radiators, re-decorated and re-carpeted.

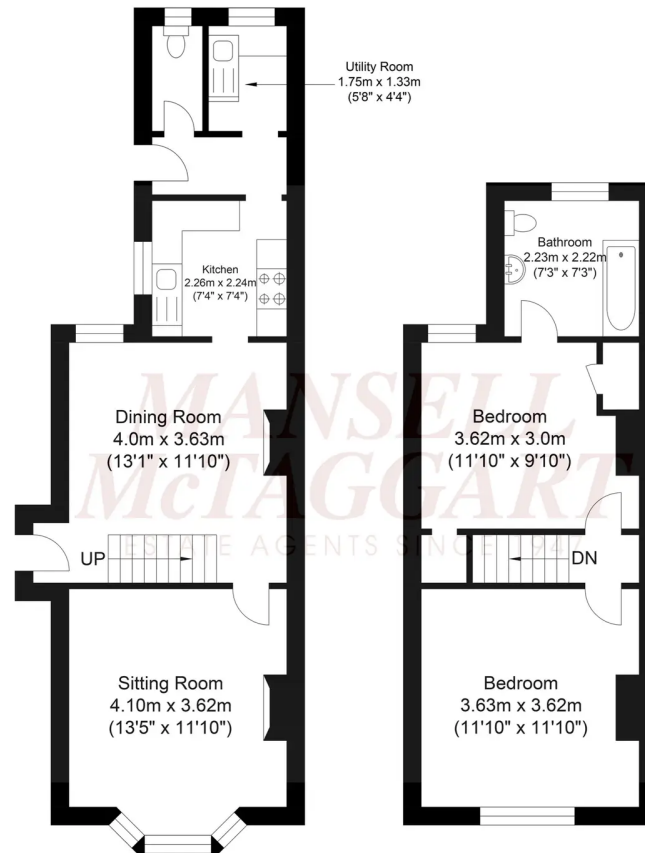
A driveway provides parking for 2 sizeable vehicles. The 163' x 17' rear garden is a particular feature of the property and offers an excellent degree of privacy. The first section of the garden is predominantly lawned and leads to a meadow-like section with pond, 2 timber framed sheds and gate to rear.

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, New House Farm Shop offers delicious indoor and alfresco dining, locally sourced produce and seasonal pick-your-own fields. The neighbouring Cottesmore 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
442.61 sq ft
(41.12 sq m)

First Floor
Approximate Floor Area
358.11 sq ft
(33.27 sq m)

Approximate Gross Internal Area = 74.39 sq m / 800.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

Mansell Mctaggart, 26 Carfax - RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947