



7 Pondtail Walk, Faygate, RH12 0AW

Guide price **£415,000 – £435,000**

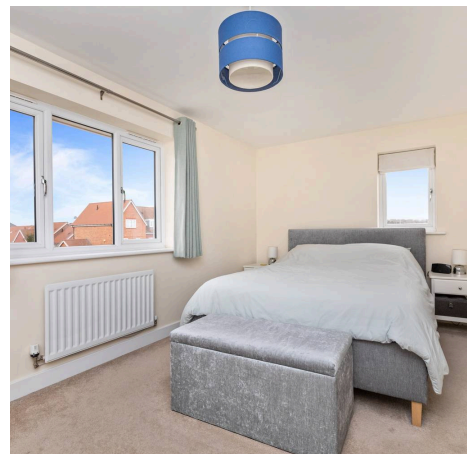
**MANSELL
McTAGGART**
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- 3 good sized bedrooms
- Semi detached house
- Built in 2017 by Crest Nicholson
- Master bedroom with en suite
- 2 allocated parking spaces
- West facing garden
- Remainder of NHBC guarantee
- Popular development close to amenities

A beautifully presented 3 bedroom semi detached house, built in 2018 by Crest Nicholson with en suite, 2 parking spaces and west facing garden.

Council Tax band: D

Tenure: Freehold

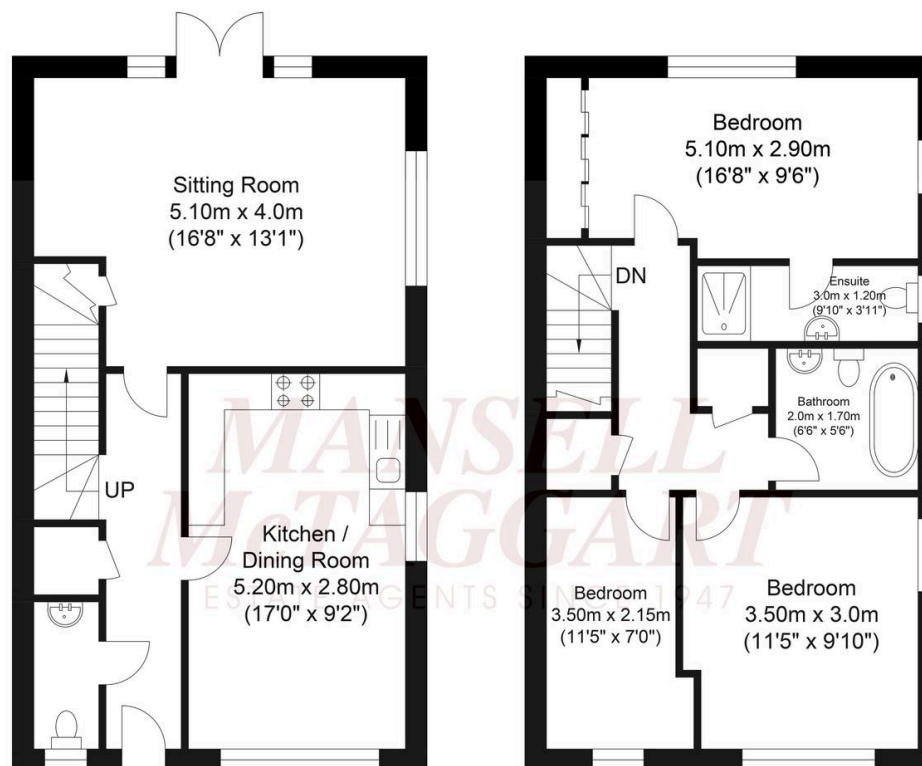




Guide price £415,000 - £435,000 A beautifully presented 3 bedroom semi detached house, built in 2017 by Crest Nicholson with en suite, 2 parking spaces and west facing garden. The property is situated on a popular development, close to excellent schools, major transport links and country walks. The accommodation comprises: entrance hallway, cloakroom and double aspect sitting room with storage and double doors onto the garden. The double aspect kitchen/dining room is fitted with an attractive range of units and fully integrated appliances. Upstairs there is a master bedroom with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom. The 32' X 19' west facing part walled rear garden is lawned with paved patio and side access. Benefits include double glazed windows, fibre-optic broadband, Amtico flooring, remainder of 10 year NHBC guarantee, megaflo water system, Hive thermostat, zoned heating and gas fired central heating to radiators (boiler located in the first floor storage cupboard). NB. Site charge £372 per annum to Encore Estate Management.

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
515.48 sq ft
(47.89 sq m)

First Floor
Approximate Floor Area
515.48 sq ft
(47.89 sq m)

Approximate Gross Internal Area = 95.78 sq m / 1030.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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