



**1 Calico Street, Faygate, RH12 0BG**

In Excess of **£390,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Semi detached house
- Built in 2018 by Taylor Wimpey
- Parking for 2 vehicles in front of property
- En suite
- Professionally landscaped garden
- Beautifully presented and high specification
- Quiet position on development
- Close to transport links, schools and country walks

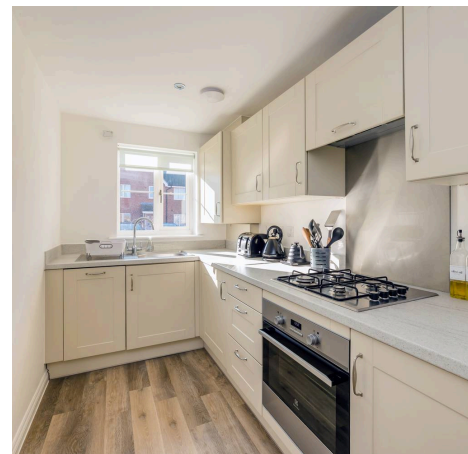
A beautifully presented and high specification 2 double bedroom semi detached house, built by Taylor Wimpey to the 'Horsham' design in 2018 with en suite, 2 allocated parking spaces, landscaped private garden and remainder of NHBC guarantee.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





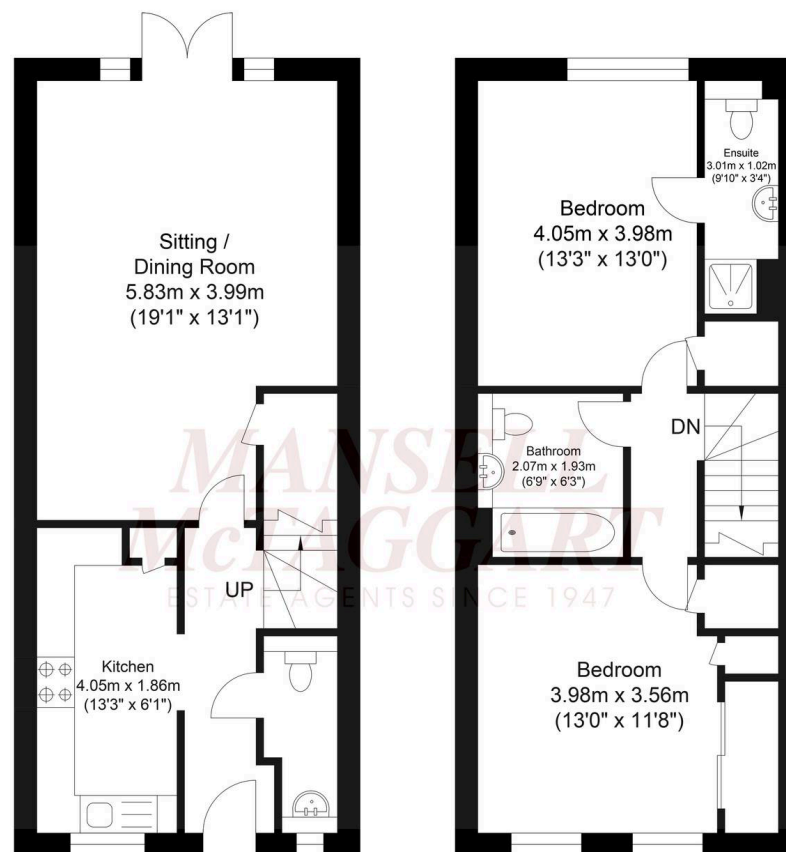
A beautifully presented and high specification 2 double bedroom semi detached house, built by Taylor Wimpey to the 'Horsham' design in 2018 with en suite, 2 allocated parking spaces, landscaped private garden and remainder of NHBC guarantee. The property is situated in a quiet position on this popular development, close to excellent schools, major transport links including Three Bridges train station and beautiful country walks. The accommodation comprises: entrance hallway, cloakroom, kitchen fitted with an attractive range of units, integrated appliances and great sized sitting/dining room with fitted storage cupboard (space for tumble dryer) and double doors onto the rear garden. On the first floor there is loft access, master bedroom with storage cupboard and en suite shower room, double sized guest bedroom with bespoke fitted wardrobes and additional shoe/clothes cupboard with shelving. Benefits include double glazed windows, LED down lighting, remainder of 10 year NHBC guarantee, gas fired central heating to radiators (boiler located in the kitchen), fitted black-out blinds to guest bedroom, Amtico flooring, recently re-decorated and fibre-optic broadband. There is a driveway providing parking for 1 vehicle plus an additional space to the side of this and a further space could be created by removing the path and front garden. The 38' rear garden has been professionally landscaped to create a fantastic tiered entertaining area. The garden is lawned with extended paved patio, pergola with wisteria, power & water supply, shed and side access. Site charge: £342.70 per annum.



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 & Three Bridges 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  
428.61 sq ft  
(39.82 sq m)

First Floor  
Approximate Floor Area  
428.61 sq ft  
(39.82 sq m)

Approximate Gross Internal Area = 79.64 sq m / 857.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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