



Wellers Cottages, Faygate Lane, Faygat, RH12 4SH

Guide Price £430,000

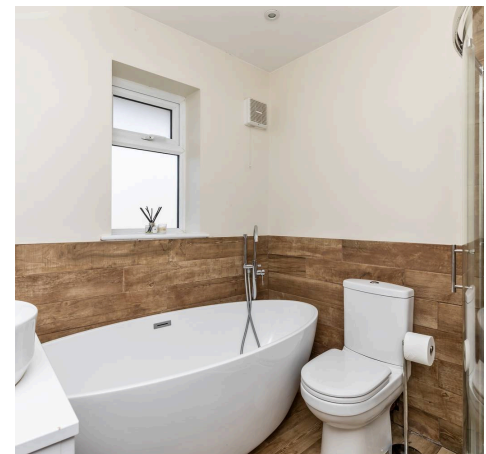
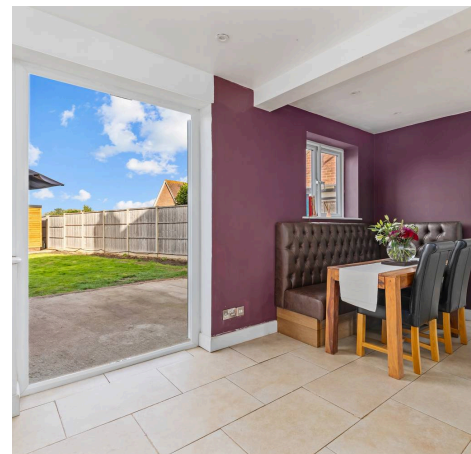
**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Greatly improved semi detached house built in the 1930s
- 47' driveway for at least 4 vehicles
- 69' west facing garden with 12'5 x 12'5 studio
- Potential to enlarge and convert loft
- Kitchen/dining room with utility room
- Close to schools, walks, transport links and Horsham

A greatly improved and charming 3 bedroom semi detached house, built in the 1930s with utility room, 47' driveway for at least 4 vehicles, 69' west facing garden and superb 12'5 x 12'5 studio with power.

Council Tax band: D

Tenure: Freehold





A greatly improved and charming 3 bedroom semi detached house, built in the 1930s with utility room, 47' driveway for at least 4 vehicles, 69' west facing garden and superb 12'5 × 12'5 studio with power.

The property is situated in this popular village, close to major transport links, excellent schools, beautiful walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, bay fronted sitting room with open fire and kitchen/dining room fitted with an attractive range of Shaker style units and double doors onto the garden. A door leads into the utility room, store room with opportunity to install a shower, if required and further door to front and rear of property. The footings are sufficient for a first floor extension, subject to necessary consents.

On the first floor there is access into the loft which lends itself for conversion. There are 3 bedrooms (2 doubles & 1 single) and skilfully re-modelled bath/shower room.

Benefits include double glazed windows, newly installed electric heating, re-plastered. re-decorated, re-wired and new engineered flooring.

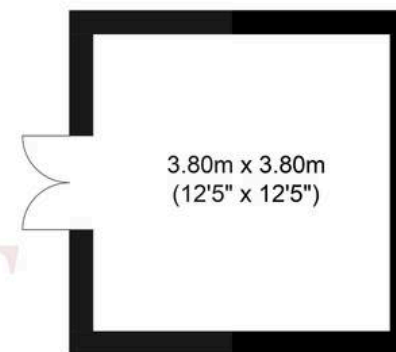
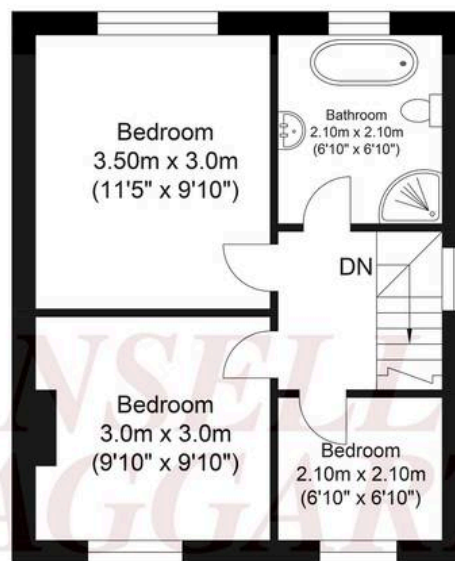
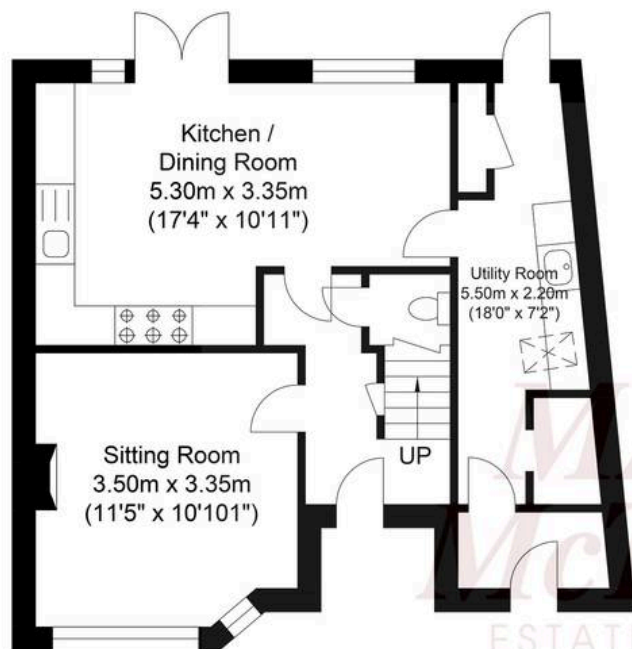
A 47' x 30' driveway provides parking for at least 4 vehicles.

The 69' x 27' part walled west facing garden is predominantly lawned with borders, substantial hard-standing which is prime for a patio and new fencing.

A newly constructed 12'5 × 12'5 timber cladded studio with power is ideal as a gym or office and is positioned at the rear of the plot.

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
477.59 sq ft
(44.37 sq m)

First Floor
Approximate Floor Area
361.45 sq ft
(33.58 sq m)

Outbuilding
Approximate Floor Area
155.43 sq ft
(14.44 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 77.95 sq m / 839.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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