



41 Calvert Link, Faygate, RH12 0AF
£495,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- Superbly presented and well cared for detached house
- Built in 2015 by Crest Nicholson Homes
- Driveway and garage with power
- Principal bedroom with en suite
- Walled garden offering privacy and perfect for entertaining
- Furniture and fittings available under separate negotiation
- Scope to convert loft and garage
- Close to transport links, schools, walks and Horsham & Crawley
- No onward chain

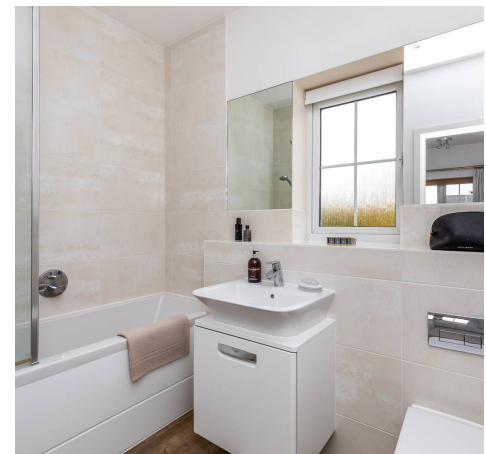
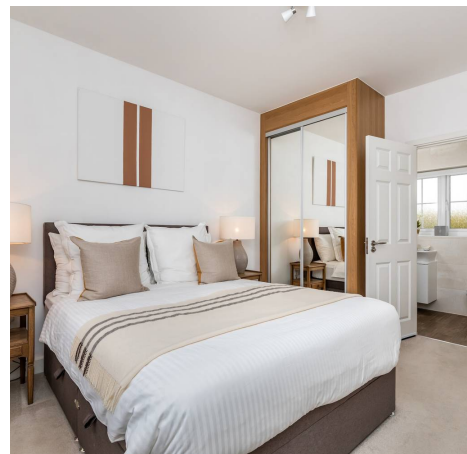
A superbly presented and conveniently located 3 bedroom detached house, built in 2015 by Crest Nicholson Homes with en suite, skilfully private landscaped garden, driveway for 1 vehicle, garage with power and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



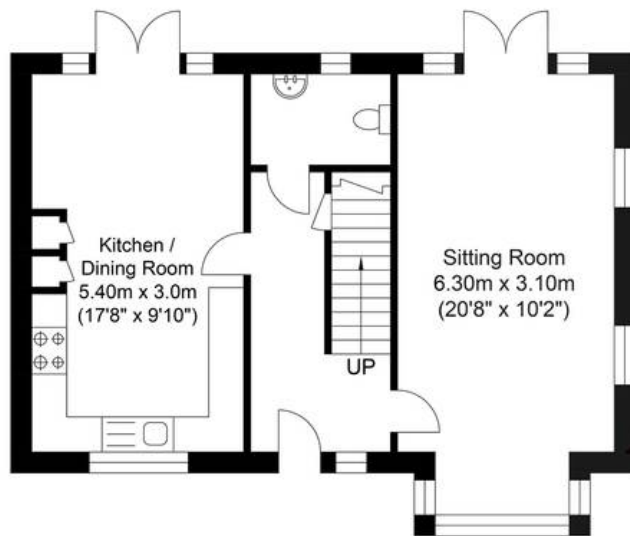


A superbly presented and conveniently located 3 bedroom detached house, built in 2015 by Crest Nicholson Homes with en suite, skilfully private landscaped garden, driveway for 1 vehicle, garage with power and no onward chain. The property is situated on phase 1 of this ever so popular development, within striking distance of excellent schools, major transport links, Buchan park and Horsham & Crawley town centres. The accommodation comprises: entrance hallway with under stairs storage, cloakroom and well proportioned triple aspect sitting room with French doors onto the garden. The kitchen/dining room with double doors onto the garden is fitted with an attractive range of units, integrated appliances that include: oven, gas hob, extractor, fridge/freezer, washing machine and dishwasher. On the first floor there is access into the loft which lends itself for conversion, similar to nearby homes. The principal bedroom is equipped with fitted wardrobes and en suite shower room. A double sized guest bedroom is fitted with custom wardrobes. The 3rd bedroom with newly laid floor holds a small double/large single and the family bathroom completes the first floor. Benefits include double and some triple glazed windows, re-decorated, some new carpeting, Amtico flooring, fibre-optic broadband, wireless intruder alarm, gas fired central heating to radiators (combination boiler located in the airing cupboard on the first floor) and zoned heating. A driveway provides parking for 1 vehicle and the garage with power, courtesy door to garden could be converted into a gym or office, if required. The 30' x 30' walled garden has been sympathetically landscaped and provides excellent privacy. The garden is lawned with paved patio and path, flower beds, 3 fine silver birch trees, water tap and side gate to ample visitor parking. Site charge for 2025: £344.44 per annum. NB. The furniture and fittings are available under separate negotiation.

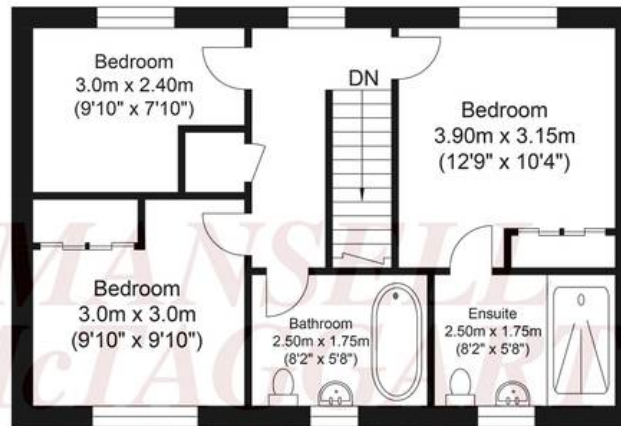


Faygate is a delightful hamlet situated north-east of Horsham, close to its sister village of Colgate. Nestled in the midst of St. Leonards Forest, the parish is an Area of Outstanding Natural Beauty and offers residents local serenity, within easy access of the town facilities of Horsham and Crawley. 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.

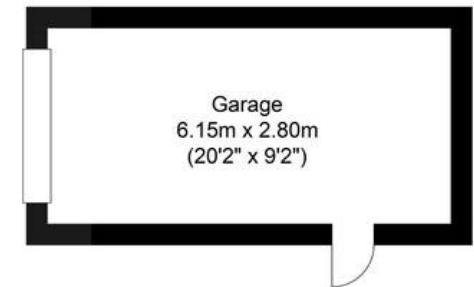




Ground Floor
Approximate Floor Area
502.78 sq ft
(46.71 sq m)



First Floor
Approximate Floor Area
484.16 sq ft
(44.98 sq m)



Garage
Approximate Floor Area
185.35 sq ft
(17.22 sq m)



Approximate Gross Internal Area (Excluding Garage) = 91.69 sq m / 986.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

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

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