



11 Tributary Lane, Faygate, RH12 0BQ

Guide Price £425,000 – £435,000

**MANSELL  
McTAGGART**  
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- 3 good sized bedrooms
- Semi detached house built in 2018
- Principal bedroom with en suite
- 2 allocated parking spaces
- Potential to convert the loft
- Fantastic studio/office with store room, power and internet
- Private rear garden
- Popular and conveniently located development
- Close to schools, transport links, Buchan park and Horsham town centre

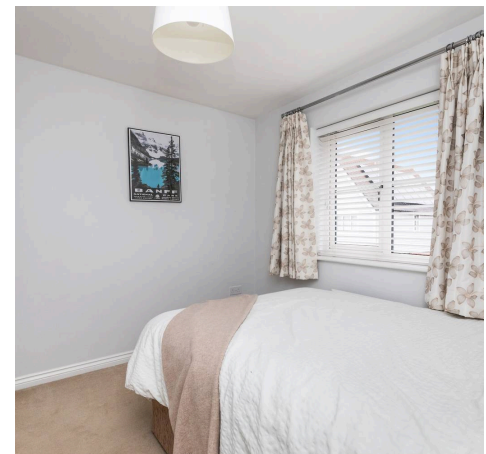
A beautifully presented 3 bedroom semi detached house, built in 2018 by Taylor Wimpey with en suite, 2 allocated parking spaces, impressive studio/office and private garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented 3 bedroom semi detached house, built in 2018 by Taylor Wimpey with en suite, 2 allocated parking spaces, impressive studio/office and private garden.

The property is situated on a popular development, close to excellent schools, major transport links, country walks in Buchan park and Horsham town centre.

The accommodation comprises: entrance hallway with storage, cloakroom and well proportioned sitting/dining room with French doors onto the garden.

The kitchen/dining room is fitted with an attractive range of units and integrated appliances.

On the first floor there is a fully boarded loft with ladder which lends itself for conversion.

The principal bedroom is equipped with an en suite shower room.

There are 2 further good sized bedrooms (1 double & 1 single) and family bathroom.

Benefits include Karndean flooring, double glazed windows, remainder of NHBC guarantee, fibre-optic broadband and gas fired central heating to radiators (boiler located in the kitchen/dining room).

There are 2 allocated parking spaces nearby.

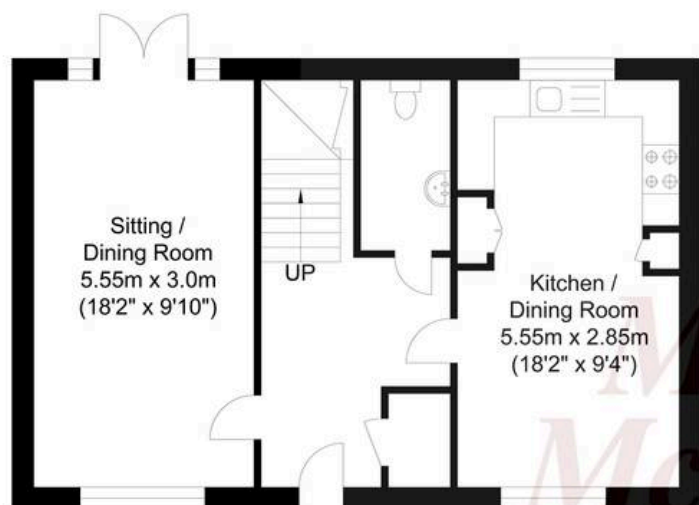
The 29' x 26' rear garden is lawned with stocked border, substantial paved patio, power supply, some new fencing and rear access.

A superb timber framed studio with attached store room is wired for internet and power is perfect for as a consultancy room, office or family room.

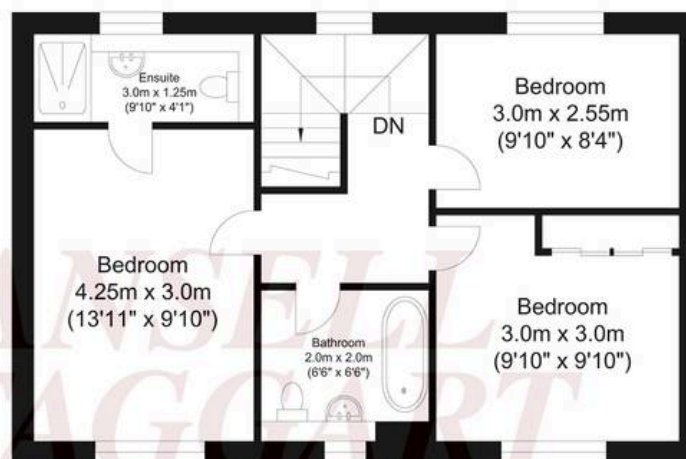
NB. site charge £332.09 per annum.

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 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.

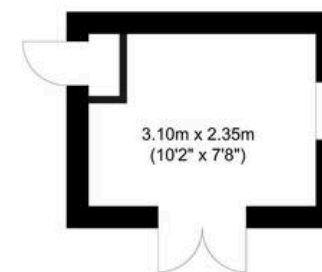




Ground Floor  
Approximate Floor Area  
525.70 sq ft  
(48.84 sq m)



First Floor  
Approximate Floor Area  
525.70 sq ft  
(48.84 sq m)



Outbuilding  
Approximate Floor Area  
78.46 sq ft  
(7.29 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 97.68 sq m / 1051.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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