



14 Tributary Lane, Faygate, RH12 0BQ

Guide Price **£465,000 - £475,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 3 storey semi detached house built in 2018
- Impressive en suite principal bedroom
- Vendor suited
- Driveway and garage/gym with loft storage
- Potential to enlarge
- Popular and conveniently located development
- Close to transport links, walks, schools and Horsham

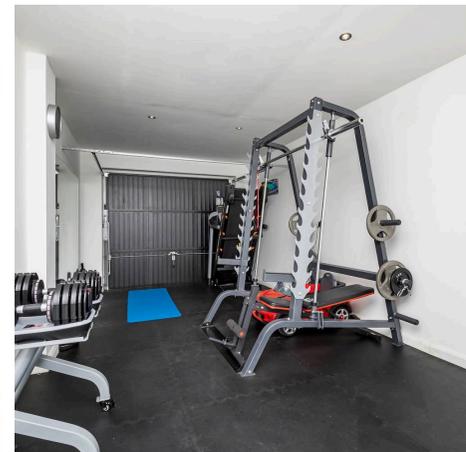
A fantastic 3 bedroom, 3 storey semi detached house, built in 2018 by Taylor Wimpey with impressive en suite principal bedroom, driveway, gym/garage and south east facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A fantastic 3 bedroom, 3 storey semi detached house, built in 2018 by Taylor Wimpey with impressive en suite principal bedroom, driveway, gym/garage and good sized south east facing garden.

The property is situated on this ever so popular development, close to excellent schools, major transport links, Buchan park and Horsham town centre.

The accommodation comprises: entrance hallway with bespoke storage, under stairs cupboard, cloakroom and sitting/dining room with French doors onto the garden.

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

On the first floor there is a well proportioned guest bedroom with ample fitted wardrobes, further good sized bedroom and family bathroom.

An inner hallway with study area and staircase leads to a superb principal bedroom with fitted wardrobes and en suite shower room.

Benefits include double glazed windows, Amtico flooring, shutters, gas fired central heating to radiators (boiler located in the kitchen/breakfast room) and remainder of NHBC guarantee.

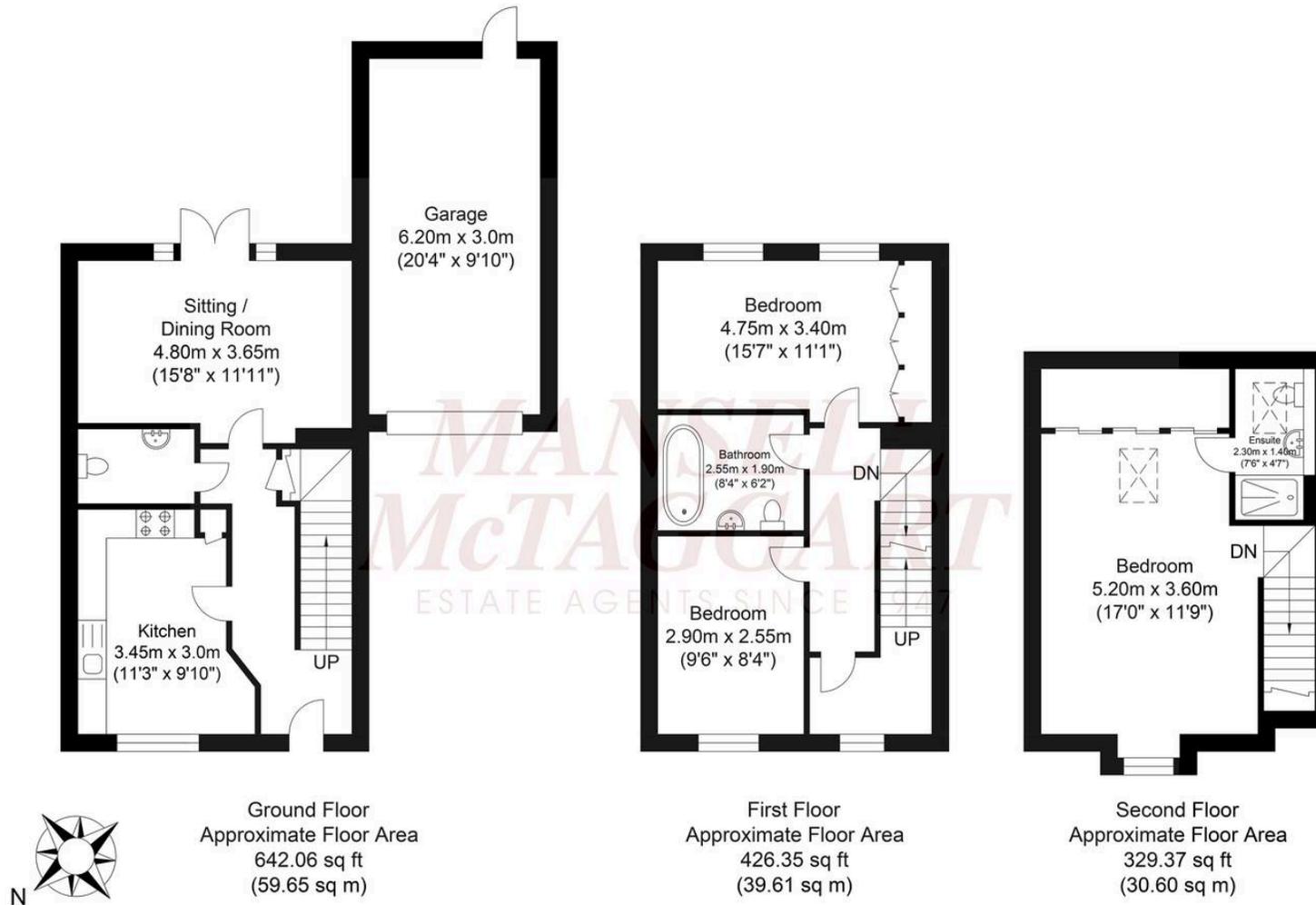
A driveway provides parking for 1 vehicle, leading to the garage with power and currently laid out as a gym but could be converted into a further reception room, if required. A loft hatch with pull down ladder leads into the boarded loft again with a great amount of storage.

The 46' x 30' rear garden is lawned with 2 substantial paved patios and side access.

NB. site charge £322 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.





Approximate Gross Internal Area (Including Garage) = 129.86 sq m / 1397.80 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

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a