



Faygate Cottage Wimlands Lane, Faygate

Guide Price £1,300,000

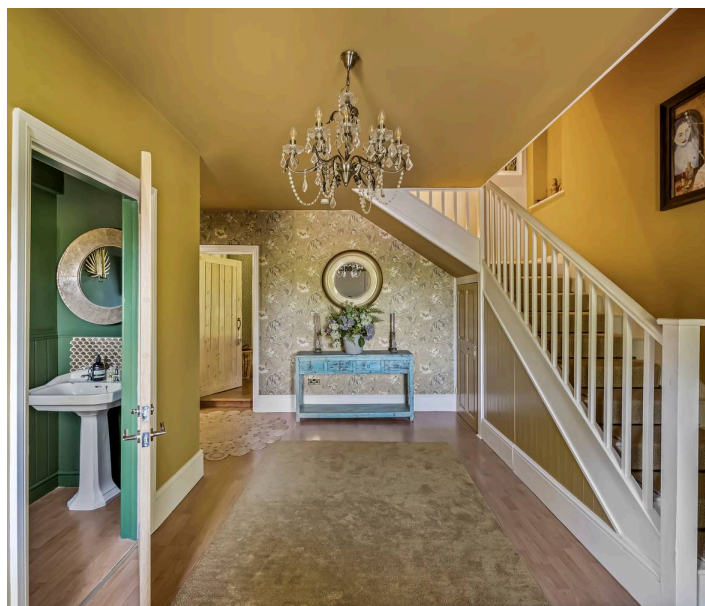
Faygate Cottage Wimlands Lane

Faygate, Horsham

This deceptively spacious country home has a superb blend of living and bedroom space arranged over two floors and is ideal for multi generational families with several outbuildings and totals an impressive 3666 Sq.ft.² (approx.).

The main house is accessed via an impressive and well-proportioned reception hallway which has double doors leading into the kitchen/breakfast room. The kitchen has a range of wall and base cabinets with contrasting granite work surfaces running through. There is an inset butler sink and an Aga. There is ample space for dining table and a light and airy feeling due to the double aspect. The main reception space incorporates a sitting room with double doors leading to the garden. The separate dining room and bi-fold doors leading directly onto the garden terrace.

The first of two staircases leads from the reception hall to the first floor where there is a superb selection of bedrooms and bathrooms. The main bedroom suite enjoys bi-folding doors leading out to a elevated balcony where you can enjoy super views across the valley to the countryside and beyond, as well as a well-equipped en-suite shower room with a walk-in shower and a separate personal staircase leading to the ground floor. The second bedroom is of an impressive size and enjoys views over the gardens and has a well equipped en-suite shower room with a shower, wash hand basin and low-level WC. There are three further bedrooms, plus a well equipped family bathroom which has a freestanding bath, separate shower, wash hand basin, low-level WC.







Faygate Cottage

Approximate Area = 3747 sq ft / 348.10 sq m

Outbuildings = 736 sq ft / 68.40 sq m

Total = 4483 sq ft / 416.50 sq m

For identification only - not to scale



The electrically operated gated access leads to driveway parking providing space for several vehicles. This sweeps around the rear of the property leading to the double bayed covered car barn.

The garden office has a office space with three further storage spaces, plus a kitchenette leading to a small shower room and WC. The gardens of 0.64 of an acre have been beautifully landscaped with a selection of beds and borders with mature shrubs and planting, with an array of mixed colours which fluctuate throughout the seasons, as well as large expanses of lawn. There are mature hedge rows to the boundaries and super views through the vistas and to the valleys beyond. The stone paved terrace area is covered with a timber pergola and offers the ideal space for outdoor entertaining.

The self-contained detached annexe is delightful place which has been tastefully styled and offers a sitting room, bedroom, separate shower room and kitchen - an ideal living space for live-in family members, occasional guests or even to use as a holiday let (subject to the usual consents).

Agents note: A separate gated access provides a shared right of way to the field behind.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.