



**Swallows Gate,
Mannings Heath, RH13 6GQ**

£725,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Swallows Gate, Mannings Heath, RH13 6GQ



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LOCATION

Swallows Gate offers an interesting range of 9 brand new houses, ranging from a 2-bedroom semi-detached home up to a 5-bedroom detached house. The properties are built with a traditional construction and finished to an exacting specification by Boughtonwood Homes. The development, surrounded by both existing and newly planted trees with a nature-friendly pond, was styled to blend in with the local housing and has been created around a central courtyard to resemble a farmstead, in the Sussex vernacular, to blend sympathetically with its semi-rural setting. The Swallows Gate development is situated on the former Swallowfield Nursery secluded site within the popular village of Mannings Heath, which lies 3 miles south-east of Horsham. Mannings Heath retains its village atmosphere with village green and hall, as well as the very popular Mannings Heath Golf Club. Horsham town provides a comprehensive range of both shopping and recreational facilities together with a mainline rail service to London (Victoria and London Bridge) in under 1 hour. The location benefits from excellent road communications with easy access onto the M23 at Handcross and thence both Gatwick Airport and the south coast. Part of the Village abuts the High Weald Area of Outstanding Natural Beauty, with its seemingly endless footpaths and bridleways, including the Downs Link.

PROPERTY

The front door of this stylish 3 Bedroom family home opens into the Hallway which houses the convenient downstairs Cloakroom and storage cupboard. A door leads through to the spacious kitchen with island and family, dining and entertaining spaces, with stunning feature full height bay window and bi-fold doors leading to the patio. The Kitchen offers a range of handcrafted shaker timber floor and wall mounted units, composite stone worktops with matching splashback and upstand. Siemens stainless steel appliances throughout including multifunctional oven, integrated microwave, five ring gas hob and fully integrated fridge, freezer and dishwasher. A door leads through to the Utility room complete with sink, washing machine and tumble dryer, with a side door leading to

the garden. A door from the hallway leads through to the Living Room, which allows space for sofas and additional furnishings, and offers a separate reception/social space with centrally positioned stone hearth fireplace with inset wood burner stove. Double doors lead directly to the wide patio and attractive wrap around garden. There is underfloor heating throughout the ground floor and additional storage provided by the under stairs cupboard. Once upstairs, you will find the three double Bedrooms, and a luxurious family Bathroom. The Main Bedroom overlooks the private rear garden and offers a bank of built in wardrobes plus ample space for free standing furniture and boasts a stylish En-Suite with both Bath tub and walk in Shower. Both En-Suite and Family Bathroom are contemporary in style and incorporate Geberit suites and bathroom furniture with complementary Hansgrohe fittings plus electric underfloor comfort heating. Bedroom Two features the stunning full height bay window and offers built in double wardrobes. Bedroom Three, also a double, completes the upstairs accommodation.

OUTSIDE

This substantial corner plot with natural sandstone paved pathway leads you past the landscaped front garden to the front door which is covered by a canopy. An Oak Car Barn provides a generous covered parking space, with electric car charging point, and an additional parking space. The private rear garden is laid to lawn with natural sandstone patio and pathway providing side/rear access, external power point, outside tap and timber shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Service Charge: Please note that there is an estimated Estate Management Charge of £500 per annum.

Images are CGI's and photos taken from Boughtonwood Homes developments to provide an indicative example of finish for the properties.





Buses

Church Road
2 minutes walk



Shops

Elite Garages & Store
0.4 miles



Trains

Horsham – 2.8 miles
Littlehaven – 3.4 miles



Airport

Gatwick
13.9 miles



Roads

M23
5.7 miles



Sport & Leisure

Pavilions in the Park
3 miles



Rental Income

£2,250 pcm



Schools

St Andrews C of E Primary
Forest & Millais



Broadband

Up to 362 Mbps



Council Tax

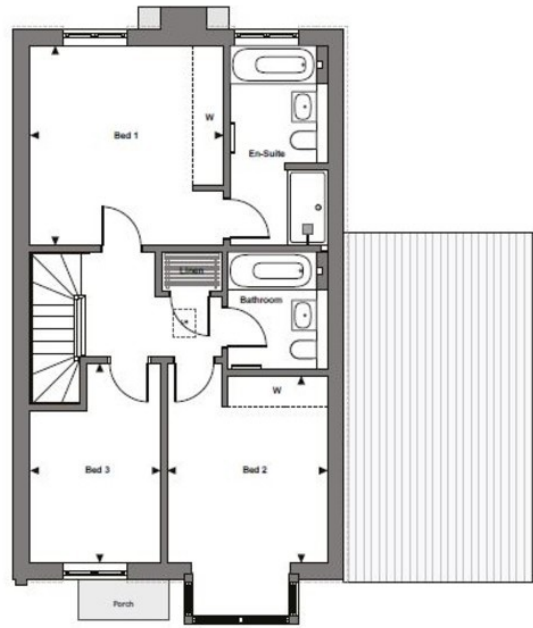
Band TBC

Ground Floor



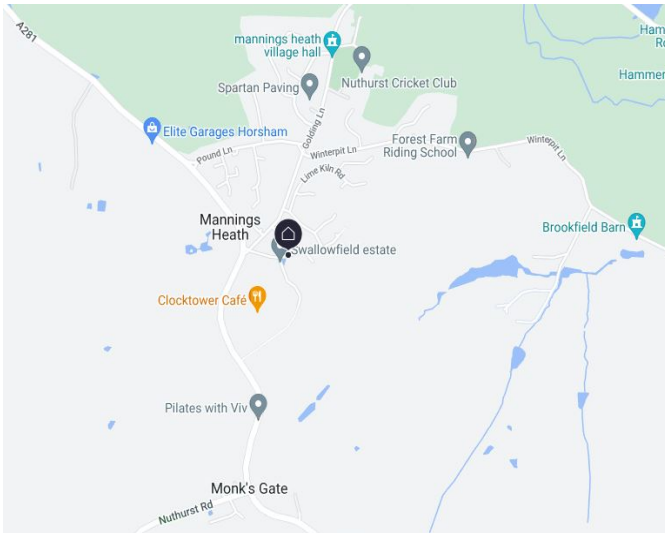
Living	5.86m x 3.94m	19'2" x 12'9"
Dining	3.81m x 2.77m	12'5" x 9'1"
Family	3.44m x 3.31m	11'3" x 10'9"
Kitchen/Breakfast	3.17m x 3.92m	10'4" x 12'9"
Utility	2.67m x 2.00m	8'8" x 6'6"

First Floor



Bedroom 1	3.82m x 3.98m	12'5" x 13'1"
Bedroom 2	2.61m x 3.93m	8'6" x 12'9"
Bedroom 3	3.16m x 3.61m	10'4" x 11'8"

Map Location



Total Approximate Floor Area
1,550 sq ft / 144 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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