



**No.2 Swallows Gate  
Mannings Heath, RH13 6GQ**

**£635,000**

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

## No.2 Swallows Gate, Mannings Heath, RH13 6GQ



1



3



2

### 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 Utility Cupboard. A door leads through to the spacious Kitchen with breakfast bar and offers a range of contemporary styled 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. The stunning feature full height window to the front of the property provides plenty of natural daylight. The Kitchen opens into the large, bright living/dining room, which allows space for sofas and additional furnishings, and features bi-fold doors leading directly

out to the attractive laid to lawn garden with wide patio and pathway offering rear access. The space also provides room for a dining table to create a great social space perfect for a growing family. 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 features the stunning full height window and offers a pair of fitted double wardrobes plus ample space for free standing furniture and boasts a stylish En-Suite with walk-in, fixed head and handheld 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. Both Bedroom Two and Three are good size double rooms and overlook the private rear garden.

### OUTSIDE

The 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 sheltered parking for two vehicles and an electric car charging point. The private rear garden is laid to lawn with natural sandstone patio and pathway providing access to the rear, 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**

2 minute 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**

£1,850 pcm



**Schools**

St Andrews C of E Primary  
The Forest School  
Millais



**Broadband**

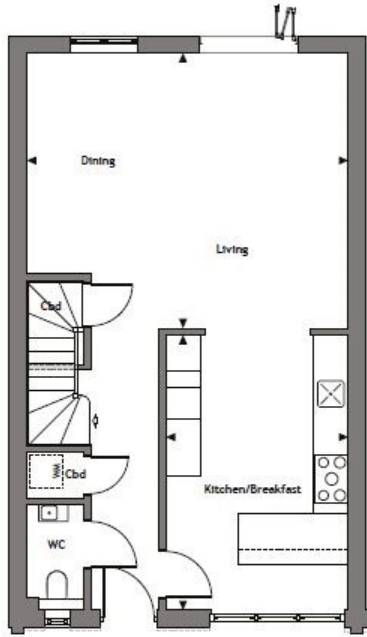
Up to 362 Mbps



**Council Tax**

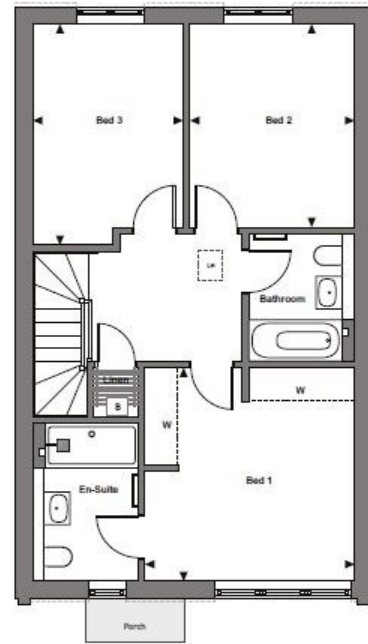
Band TBC

## Plot 2 Ground Floor



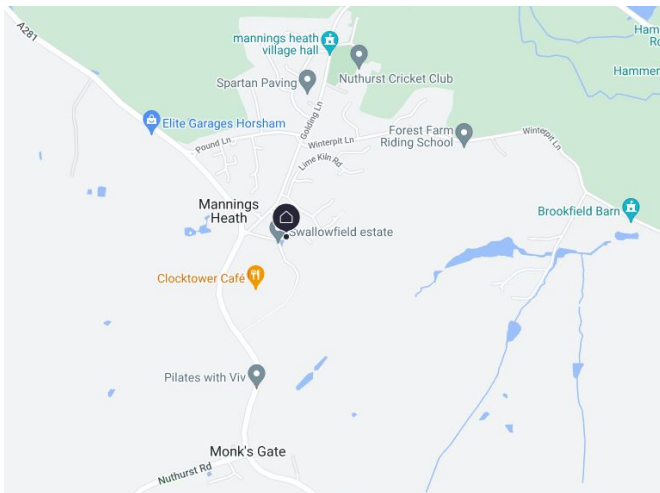
Living/Dining	5.88m x 5.02m	19'3" x 16'5"
Kitchen/Breakfast	3.33m x 4.97m	10'9" x 16'3"

## Plot 2 First Floor



Bedroom 1	3.83m x 3.88m	12'6" x 12'7"
Bedroom 2	2.75m x 4.06m	9' x 13'3"
Bedroom 3	3.00m x 3.71m	9'8" x 12'2"

## Map Location



Total Approximate Floor Area  
**1,285 sq ft / 119 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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