



Roffeyhurst Cottage, Forest Road, Horsham, West Sussex

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Roffeyhurst Cottage

Forest Road, Horsham, West Sussex RH12 4HL

A stylish detached home with five bedrooms and a landscaped garden, in a sought-after setting near Horsham

Horsham town centre & mainline station 2.1 miles, M23 (Jct 11) 4.0 miles, Crawley 5.9 miles, Gatwick Airport 11.5 miles, Guildford 22 miles, Central London 35 miles

Reception hall | Reception room | Family room/sitting room | Sitting room/study | Dining room | Kitchen/breakfast room | Utility | WC | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms, 1 en suite Family bathroom | Triple garage | 2 Garden stores | Greenhouse | Garden | Set in 1.7 acres EPC rating D

The property

Roffeyhurst Cottage is a highly attractive home dating back to the 19th century, that offers more than 3,000 sq. ft of beautifully presented accommodation, with timber beams and original fireplaces combining with understated modern décor.

There are four flexible reception rooms on the ground floor including the dual aspect main reception with its wooden flooring, grand fireplace and feature twin arch shaped windows. Double doors connect to the formal dining room, with a feature half gabled and beamed ceiling and French doors opening onto the garden. There is also a family room and a study, both of which could be used as sitting rooms, as well as an impressive kitchen/breakfast room with a vaulted, double-height ceiling. The kitchen features contemporary wooden units, granite work surfaces, integrated appliances, tiled flooring with underfloor heating through into an adjoining utility and boiler room. With double-height windows, welcoming plenty of

natural light. The adjoining utility room provides further space for storage and appliances. Two separate staircases lead to the bedrooms, with one first-floor area offering the principal bedroom with gallery style beamed ceiling, views over the garden and beyond, a walk-in wardrobe and an en suite shower room making this room truly exceptional. The main first floor area has a family bathroom and a further four double bedrooms, including bedroom 2 with its en suite shower room and built-in wardrobes. Two of the bedrooms have fitted storage, while the house also provides further storage in its large loft space.

Outside

Roffeyhurst Cottage is accessed via its sweeping gravel driveway through the garden to a spacious parking area, in front of the integral triple garage with electric up and over doors. A five-bar wooden gate opens onto a further parking area at the rear of the house. The garden includes rolling lawns to the front with various mature trees and established hedgerows, as well as a beautiful pond. At the side there is an area of patio, level lawn, border hedgerow and well-stocked beds, while at the end of the garden there is an orchard and a vegetable garden with raised beds. All set in 1.7 acres.

Location

The property is situated in a rural position within the High Weald AONB, just outside Horsham and three miles from the town centre. A mile and a half away, the village of Colgate has a local pub, a parish church and a primary school, while Horsham town centre offers a comprehensive range of shops and facilities, including a John Lewis at Home, Swan Walk shopping centre and The Carfax, with its cobbled streets and varied restaurant quarter. The A24, M23 and wider motorway network are close by giving access to London, Gatwick, Heathrow and the south coast. Horsham's mainline station offers regular services towards London (London Victoria, approximately 56 minutes and London Bridge, approximately 55







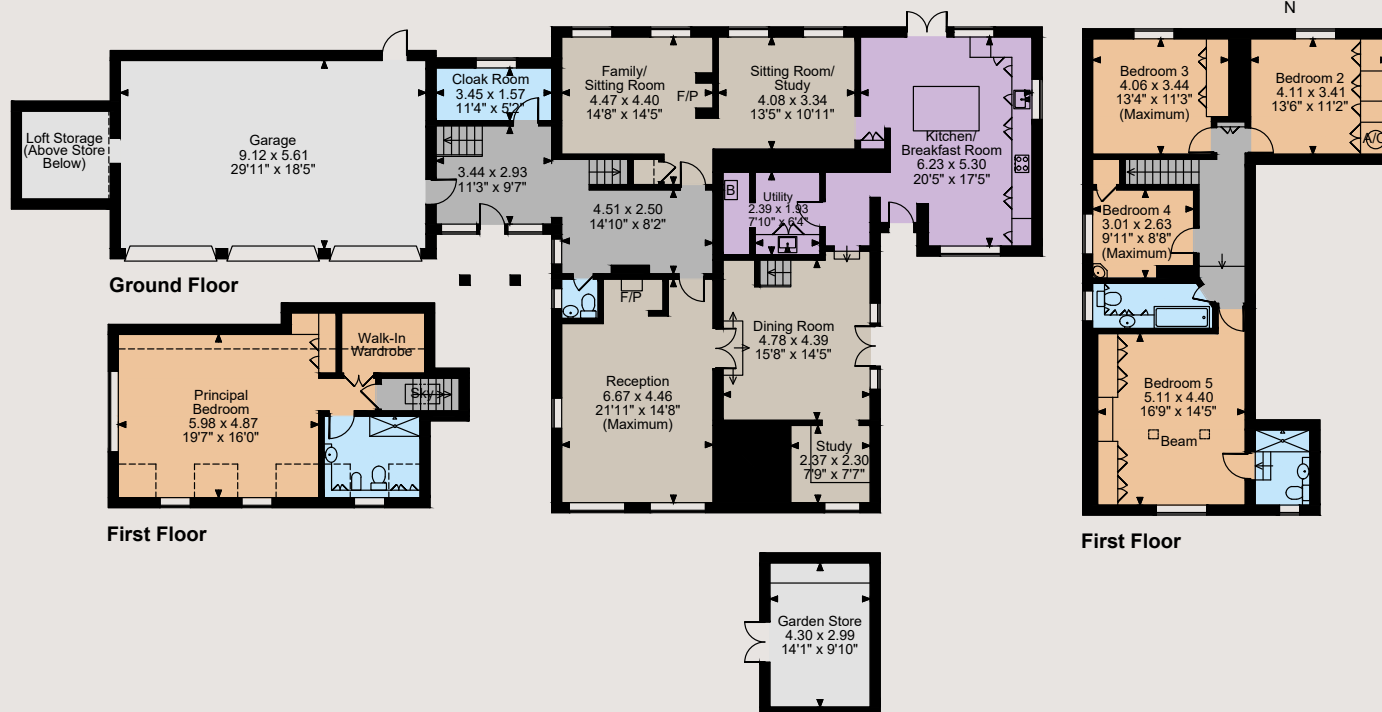






Floorplans

Roffeyhurst Cottage Forest Road, Horsham
Main House internal area 3,119 sq ft (290 sq m)
Garage internal area 551 sq ft (51 sq m)
Garden Stores internal area 183 sq ft (17 sq m)
Greenhouse internal area 51 sq ft (5 sq m)
Total internal area 3,904 sq ft (363 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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There are also several excellent state and private schools in the area, including Christ's Hospital, Millais Girls and Forest Boys Schools, Tanbridge School, Farlington Girls School, Penntorpe and Cottesmore.

Directions

Leave Horsham to the east along Forest Road, the drive way to Roffeyhurst Cottage will be found after approximately 3/4 mile on the left.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, gas, electricity and private drainage. (full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £1,750,000

Horsham

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