

ROFFEYHURST COTTAGE

HORSHAM • RH12



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***A substantial 5 bedroom family home
offering flexibility and an abundance
of character***

Kitchen/Breakfast room • Utility room • Dining room •
Reception hall • Sitting room • Family room • Study •
Cloakroom • Music room • Boot room

Master bedroom with ensuite • 4 further bedrooms (1 with
ensuite) • Family bathroom

Stone entrance with powered gates • Integral triple garage
with remote opening • Garden store

In all approximately 1.7 acres.

Horsham 2.4 miles (London Victoria/London Bridge 55
mins) • Gatwick Airport 12 miles • Guildford 22.1 miles •
Brighton 24.1 miles • Central London 37.9 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





The Property

Roffeyhurst Cottage is approached via a sweeping drive through the grounds leading to the main house with a large parking area in front of the triple garage.


An impressive solid oak front door opens into a light and bright vaulted entrance hall. The charming sitting room has delightful views from the twin arch feature windows, an Inglenook fireplace with copper hood and stone hearth and exposed beams encompass a warm and cosy feel. Other rooms of note are the vaulted country kitchen with a full height timber framed window, providing light and heightened sense of space, the feature filled dining room which once again is full of charm and character, versatile family room, music room, study, utility room and separate boot room perfect for modern family life.


Upstairs the beautifully designed generous master bedroom suite has been carefully crafted by the current owners with its own bespoke staircase and a truly outstanding gable end, wood framed window that overlooks the land and woodland associated with the property.


The first floor accommodates 4 generous double bedrooms and a modern family bathroom. The guest suite has exposed beams and enjoys attractive views over the garden.

Situation

Situated in a highly sought-after semi-rural location on the outskirts of Horsham, that offers the best of both worlds combining a peaceful and tranquil countryside retreat which is a short drive to Horsham's popular and cosmopolitan town centre.

 **Travel:** Horsham and Littlehaven railway stations, with a direct service to London Victoria, are a short drive away. The M23 motorway is approximately 10 minutes by car.

 **Walking & Riding:** The property has the added benefit of having direct access to woodland and surrounding countryside providing excellent walks on your immediate doorstep.

 **Schools:** There are several excellent schools for all age groups in this area of Horsham.

Garden and grounds

The gardens and grounds are an exceptional feature of the property extending to approximately 2 acres. Electronic gates lead you onto a sweeping gravel driveway to a large turning circle with parking area and a triple integral garage. There is a large expanse of lawn to the side and front of the property with a feature pond surrounded by specimen trees and woodland beyond. There is a more formal garden area to the front of the house which also has a large lawn area and an abundance of flowering plants, shrubs and herbaceous borders. There is also a well-stocked kitchen garden, greenhouse, large paved sun terrace and at the rear of the house a paved breakfast terrace and additional gravelled area. A garden machinery store at the side of house offers excellent storage and work space.

Directions (Postcode RH12 4HL)

Proceed north from Horsham town centre on Copnall way. Continue onto Park Street (B2195) and straight ahead on the next roundabout which is a continuation of the B2195. Take a right hand turn on Kings Road then turn left onto Harwood Road which is still the B2195. At the roundabout take the third exit and stay on Harwood Road, then take a right hand turning at the set of traffic lights into Forest Road and the property will be found some distance down on the left-hand side.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



Approximate Gross Internal Floor Area

359.3 sq.m. / 3,868 sq.ft.

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