

CEDAR LODGE

HORSHAM • RH12



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Superbly presented period family home for sale in Horsham with scope to add value

Kitchen/Breakfast room • Sitting room
Dining room • Study • Utility room

Master bedroom suite
4 further bedrooms • 2 family bathrooms

Annexe including kitchen area and bathroom
Studio • Storage/Outbuildings

In all approximately 0.23 acres.

Horsham station 1.7 miles (London Victoria/London Bridge
55 mins) • Gatwick airport 13.9 miles • Guildford 21.2 miles •

Central London 46.8 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

Cedar Lodge is an excellent example of a double fronted 1930's Barratst built house which has been modernised and extended to create a wonderful family home. The property was lovingly restored and a previous lapsed planning (DC/09/0007) allowed for it to be extended further. This planning has been re-applied for and consists of adding a two storey side extension and a single storey rear extension (plans available on request). This includes an orangerie to the rear, study, double garage with cellar, additional bedroom, two ensuites and extending the existing dressing room over the study. The property also benefits from low maintenance double glazing and insulation.

Sat back well from the road, the property is approached through twin wooden electric gates and carriage driveway, leading to a large gravel driveway providing ample parking for multiple cars.

The accommodation of the main house is principally arranged over three floors, with exceptional living accommodation on the ground floor including the beautifully appointed dual aspect Crown Oak kitchen and the wonderful sitting room with log burner. The kitchen itself has granite surfaces, an electric hob, re-circulated hood, wine cooler, American fridge freezer, dishwasher and double oven. The ground floor also offers a formal dining room with large bay window, breakfast room with French doors out to the garden, bright study and separate utility room. Beautiful matched oak and granite is used throughout the office/study area and utility room.

To the first floor the master suite offers a superb dressing area and ensuite. There are two further double bedrooms and large family bathroom. The second floor offers flexibility with a single bedroom, bathroom and a further room with two sleeping areas. This level could also be utilised as either a teenager's apartment or for an au pair.

To the rear of the property the double garage has been converted into an annexe with shower room. It is insulated, has under floor heating, double glazing and cleverly hidden kitchen facilities, making it an ideal annexe for visiting family or friends. The detached annexe was also previously utilised as a Montessori School.

Garden and grounds

Outside there are multiple outbuildings including a large workshop, studio, various storage buildings and a 9 metre deep sweet-water well and rainwater collection tanks.

The garden is of generous size and is mainly laid to lawn with 3 large patio areas around the main house and leading to the studio and workshop. As it is a wide plot permission was previously granted to extend to both the ground floor and first floor, this has lapsed but could be re-instated.

Directions (Postcode RH12 5HR)

From Horsham head northbound on north parade, proceed through both traffic light systems and then turn right onto Pondtail Road. After a mile the property will be located on the right hand side of the road.

Services

Gas fired central heating, mains drainage and mains electricity and water.

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.

Local authority

Horsham District Council. Telephone 01403 215100.



Approximate Gross Internal Floor Area

188.9 sq.m. / 2,033 sq.ft.

Approximate Gross Internal Floor Area Outbuildings

62.7 sq.m. / 675 sq.ft.

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