



April 2021

Price Guide £2,500,000 Freehold



Beechlands, Forest Road, Horsham, West Sussex RH12 4HL

“A highly individual detached home of some 6262 sq.ft (581.8 sq.m) located in an Area of Outstanding Natural Beauty on the North-Eastern fringes of Horsham, with about 5 acres of wooded gardens and around 19 acres of beautiful countryside”. EPC - Band C



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Large covered Entrance Area with decorative leaded and stained glass Front Door with the Beechlands monogram and with matching panels to the side. Entrance Hall A large and welcoming area with staircase rising to the First Floor, four radiators, three wall light points, thermostat for heating control, under stairs cloaks cupboard.

Cloakroom With fully tiled walls and floor, and with a luxury white suite of wall hung WC with display ledge above, contemporary wash basin with chrome mixer tap and mirror, with mosaic surround, radiator, obscured window, LED lights.

Kitchen/Breakfast Room A bespoke range by PD Kitchens in a shiny graphite easy clean range of soft close eye and base level cupboards, drawers and pan drawers with space saving pull out corners and pull out pantry, matching island unit, relieved by quartz deep worktops with matching upstands and window sills and routed drainer and under hung Franke sink unit with chrome mixer tap. Integrated NEFF eye level double oven grill, five plate induction hob with crystal effect disco ball light/filter above, integrated larder fridge and dishwasher, eye level microwave, LED spotlighting and counter top lighting, large porcelain floor tiles, matching contemporary refectory style table, windows to the front, side and rear, door to car port, door to

Utility Room In matching units with a NEFF side by side American style fridge freezer, recess for additional appliance, further eye level microwave, eye and base level store cupboards with Quartz worktop with matching upstand and windowsill, inset Franke sink unit, space for washing machine with vent for dryer, large porcelain floor tiles, window and door to rear, radiator. Walk In Cupboard With shelving and tiled floor, electrical fuses, window and light.

TV Room/Snug With front window, plate rail and spotlights, radiator and TV aerial point.

Principal Reception Room This wrap around room is in three defined zones. The initial area with a stone chimney piece with contemporary fire and TV/video plinth, wall light points and spotlights, front window, large opening to the rear Living space, quadruple aspect with windows to each side and with two sets of patio doors out under the pergola looking out towards the stunning wooded garden. Further spotlighting and wall lighting and returning to a Dining Area with spotlights and radiator, door back to the hallway, leaded glazed door to the

Conservatory Of brick construction with a glass pitched roof and with French doors and solid doors to front and rear, windows out over the woodland and into the Pool House. Large porcelain floor tiles, wall light points, wall mounted electric heater.

Indoor Swimming Pool Complex With a tiled heated swimming pool and with a powder coated enclosure with polycarbonate roof and double glazed windows looking out over the land. Large area of paving around the coronation and with bar area with base level cupboard and drawers, door to Shower Room With a electric independent shower, WC and wash basin, further door to Boiler House Housing the Teledyne Lars Series 1 gas fired pool heater with Lacron pump and electrical switch gear. Numerous light points and power points.

Home Office This exceptional space could be converted back to garages if required but with a current fashion for home working could provide home office space for a sizeable empire, two front windows with radiators below, numerous wall lights and recess with spotlighting and fitted store cupboard, door out to the car port, door to the hallway and further door to the Workshop.

From the Entrance Hall the staircase rises to the First Floor Landing With two rear windows and VELUX, airing cupboard, large eaves storage, shelved cupboard. An additional staircase leads back down to the Home Office, Workshop etc.

Principal Bedroom Suite With a vaulted ceiling with Oak facing joinery and with a useful high level loft, windows to the side and rear and French Doors with side lights out to the Large Roof Terrace which affords superb outlooks over the gardens and adjoining fields. Two radiators, cartwheel chandelier and spotlighting, door to Walk In Wardrobe with extensive hanging space and shelving, further door to En-Suite Bathroom With a luxury air bath with chrome taps and hand shower, vanity basin with chrome taps with cupboard beneath/mirror above, soft close WC, tiled walls and floor, towel warmer, obscured window, spotlights.

Bedroom 2 With front window, radiator, two wall light points, archway to dressing area with fitted furniture, interconnecting door with step down to

Family Bathroom With a luxury corner air bath with mixer tap, separate shower cubicle with easy clean panelling, low level WC and vanity style basin with mixer tap, cupboard beneath/mirror above, tiled walls and floor, towel warmer and radiator, VELUX skylight window, airing cupboard housing hot water cylinder with immersion heater and shelving, extractor, door to the landing.

Guest Bedroom 3 With wardrobe, numerous spotlights, step up front window.

Shower Room Luxury suite of double shower with sliding door and chrome fittings, easy clean panels, porcelain floor tiles and wall tiles with mosaic trimmed mirror, contemporary wash basin with mixer tap and cupboards/drawers beneath, obscured rear window, towel warmer, spotlights.

Bedroom 5 Currently used as a dressing room/office, partly mirror fronted wardrobe with bed recess and shelving, front window. Walk In Wardrobe With hanging rail and shelving.

Landing With radiator, VELUX window and large and useful eaves cupboards, doors to

Bedroom 4 With a side aspect leaded window looking out towards Forest Road, sloping ceilings.

Bedroom6/Hobbies Room This room has a variety of potential uses and has two VELUX windows with fitted blinds and a leaded window out to the front, eaves cupboards and storage.

Shower Room 2 With a shower cubicle with glazed pivot door and MIRA independent shower, tiled walls with a large shaped fitted mirror with mosaic surround and plinth with a matching mosaic surround, basin with mixer tap, WC, radiator, VELUX window, spotlights, extractor fan.

Workshop Two up and over doors lead out to the back. Exceptional ceiling height with fluorescent lighting, two side windows, gas boiler providing heating/hot water, sink with drainer, cupboard and electric hob, electricity consumer unit. Further door to

Triple Garage Also with high ceiling, florescent lighting, three up and over doors (one electric remote controlled), two side windows.

Gardens and Land Beechlands sits well back from the road and enjoys gardens and woodland of approximately 5 acres which gradually descend rearwards towards a stream and the forest. Surrounding the property are formal gardens including lawns, a Japanese inspired water feature and a large terrace looking out over the fields. There is a tennis court (in need of resurfacing) and a drying area with greenhouse and space for bins/recycling etc. In addition, there is a picturesque block of land extending to some 19 acres which is a haven for wildlife including regular deer herds.

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