



## The Old Forge, Bell Road, Warnham

Guide Price £935,000

## 2 Bell Road

Warnham, Horsham

The Old Forge is a Grade II listed character home that is believed to date back to circa 1724 with an extension added in 1985. It has a wealth of character features throughout, including feature fireplaces and an array of exposed timbers, the superb blend of living and bedroom space offers spacious and versatile accommodation comprising a quality open-plan kitchen/breakfast room with a gas fired Aga, it also features an integral dishwasher, fridge/freezer and fitted oven. The kitchen also boasts a double aspect that provides a light and airy feel as well as sliding patio doors out to the rear garden, a large picture window that offers a pleasant view towards Warnham church. The furthest section of the kitchen has an area that is suitable for an additional reception space. There is a separate family room which is ideal as a TV room or family snug and has an aspect to the front of the property. The Inner Lobby leads into an impressive double aspect sitting room with vaulted ceiling and feature fireplace - it is an ideal place to entertain guests and family. The study/home office is then situated at the end of the house and also doubles as a grand reception hallway space, it features a double aspect with a door to the main entrance.

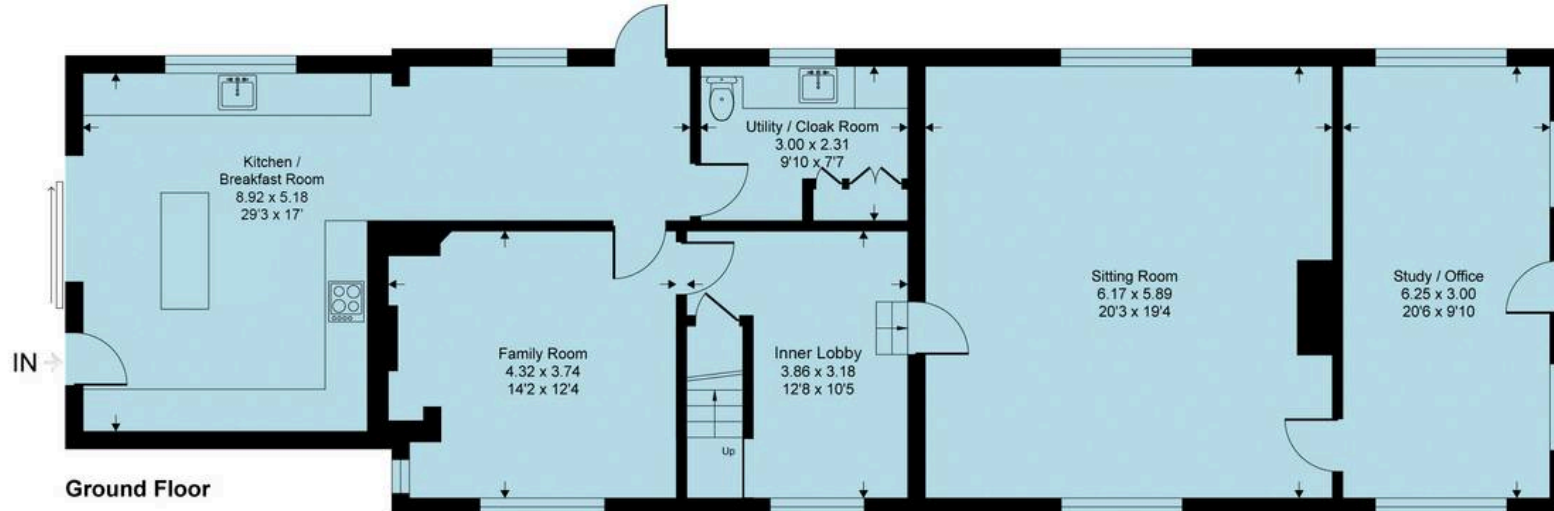
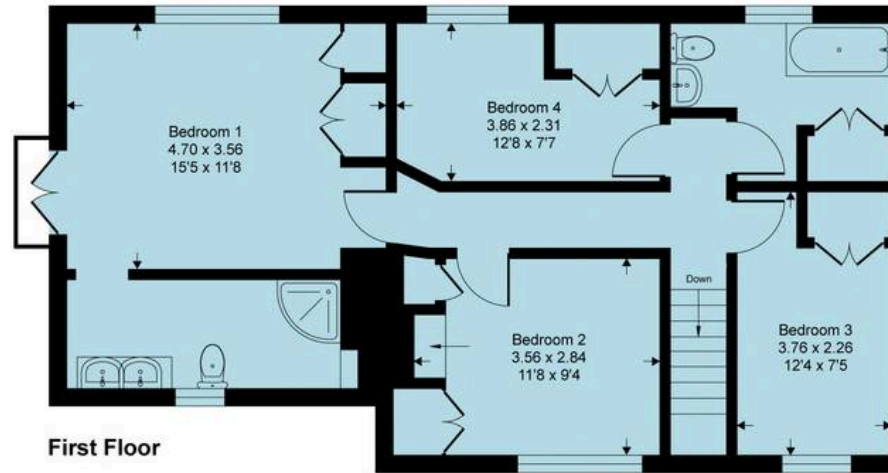
To the first floor are four bedrooms (main bedroom with en-suite) and a family bathroom. Bedroom one is double aspect and has a vaulted ceiling together with a Juliette style balcony overlooking the rear garden. The en-suite shower room has matching marble basins with storage beneath and a walk-in shower unit.





# The Old Forge, RH12

Approximate Total Internal Area = 197.6 sq m / 2128 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Outside there is an area of driveway parking providing off road parking for two/three cars. The rear garden is part walled and has an array of mature plants and shrubs. There also a patio area ideal for alfresco dining, giving way to an area of lawn.

Council Tax band: G

- Four Bedrooms, Two Bathrooms
- Character Features and Open Fireplace
- Open Plan Kitchen/Dining/Family Space
- Large Sitting Room with Double Aspect
- Three Reception Rooms
- Central Village Location
- Access to Nearby Countryside
- Horsham Town Nearby (3 Miles)
- Grade II Listed
- Access to Well Regarded Local Pubs and Restaurants







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