



## 6 The Courtyard

Forest Grange, Forest Road, Colgate, Horsham, RH12 4TG

Guide Price £550,000 Freehold



**COURTNEY  
GREEN**

Estate Agent • Letting Agent • Managing Agent



# 6 The Courtyard, Forest Grange, Horsham, West Sussex, RH12 4TG

Situated in the beautiful countryside grounds of the former Manor House, Forest Grange, is this individual mews style cottage. The Forest Grange Estate is set within a rural location with access to 6 acres of woodland and communal garden areas incorporating two tennis courts and with direct access to the neighbouring St Leonards forest. 6 The Courtyard offers deceptively spacious living accommodation which has been enhanced by the current owners and incorporates three good sized bedrooms, a modern and stylish family bathroom, an entrance hall with a downstairs cloakroom, a triple aspect sitting room with fireplace and wood burner. A delightful feature of the property is the bespoke fitted kitchen, designed and fitted by Open Haus and featuring two tone units and engineered marble worktop surfaces as well as quality integrated appliances. Off the kitchen is a superb orangery providing additional living space and featuring a magnificent lantern roof. Natural Oak flooring extends throughout the ground floor and plantation shutters have been fitted to the majority of the double glazed fitments. The property benefits from having it's own private garden and courtyard area. Adjacent to the property is an allocated parking space with EV charger and there is a single garage with power located nearby. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful property to appreciate its features and delightful grounds.

The accommodation comprises:

Frosted opaque glazed **Front Door** with side light to

**Entrance Hall**  
Oak flooring, understairs cupboard, radiator.

**Cloakroom**  
Low level WC, radiator, corner wash hand basin, Oak flooring, extractor fan.

**Sitting Room**  
Triple aspect with plantation shutters. Chimney breast with fireplace housing cast iron wood burner with wooden mantle over and slate hearth, two radiators, four uplighters, Oak flooring.

**Kitchen/Breakfast Room**  
A bespoke kitchen designed by Open Haus and featuring two tone silk grey and soft blue, baseline and eye level units with engineered marble worktop surfaces incorporating a breakfast bar, Blanko butler sink with 1810 brass designer mixer tap, Smeg gas range (available by negotiation), integrated Siemens washer/dryer, Miele dishwasher, corner carousel, pull-out pan drawers and cutlery drawers, wine cooler, upright pull-out larder cupboard, Siemens fridge/freezer, additional eye level cupboards with concertina doors, LED lighting and downlighting, Oak flooring, USB electrical sockets, engineered marble upstands and windowsill, designer radiator, brass shelving, concealed Worcester LPG boiler. Opening to

**Orangery**  
Double glazed French doors to the sides. Featuring a lantern roof, Oak flooring, wall uplighters, wiring for TV.

From the **Entrance Hall** a turning staircase rises to the **First Floor Landing**  
Double glazed front aspect, plantation blind, downlighting, cupboard with hanging rail and shelf, loft hatch.

**Bedroom 1**  
Double glazed side aspect with plantation shutter, radiator, double width wardrobe cupboard with sliding doors, hanging rail shelves and chest of drawers.

**Bedroom 2**  
Double glazed skylight, radiator, double width wardrobe cupboard with sliding doors.

**Bedroom 3**  
Double glazed front aspect, plantation shutters, radiator, double width cupboard with shelves.

**Bathroom**  
Frosted double glazed rear aspect. Fitted with a modern suite of roll top style bath with claw feet, chromium thermostatic shower control with hand shower, wall bracket and overhead drencher unit, glass screen, vanity unity with inset sink having chromium mixer tap, cupboard under, tiled splashback, mirrored cabinet over, low level WC, chromium towel warmer, ceramic tiled walls and patterned ceramic tiled flooring, downlighting.

## OUTSIDE

There is an **allocated parking space** with EV charger.

A pathway leads to the property with a gated access to a **private enclosed garden** having a patio area, lawn, flower and shrub borders. To the rear of the property there is an enclosed courtyard.

**Single Garage** situated in a nearby block of garages with up and over door and power (the owner has installed his own WIFI)

The grounds withing Forest Grange Estate extend to approximately six acres and comprise areas of woodland and former gardens and two tennis courts. There is direct access to the St Leonards Forest with wonderful walks in to the neighbouring countryside.

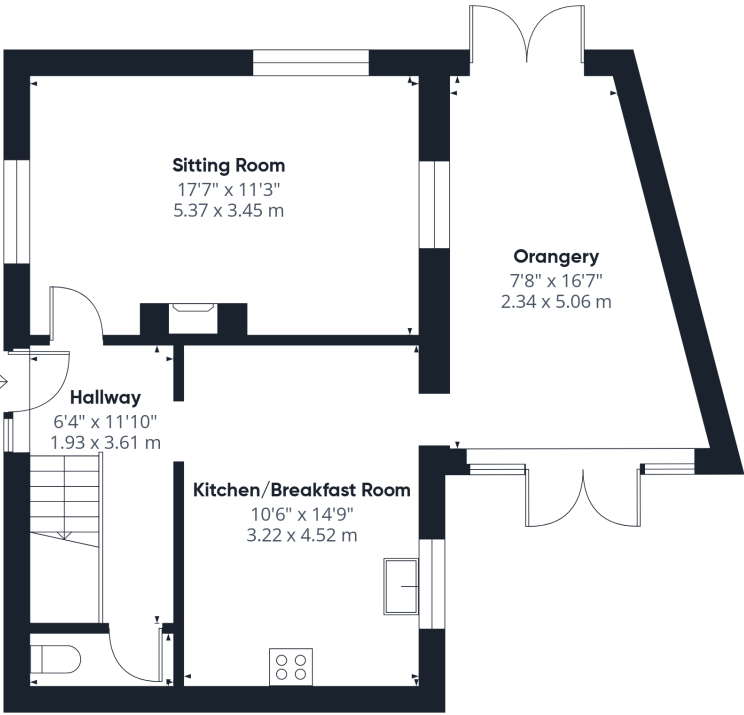
**Services** - Mains water, electricity, LPG gas, drainage is to a shared Klargester.

**Service Charge** - TBC

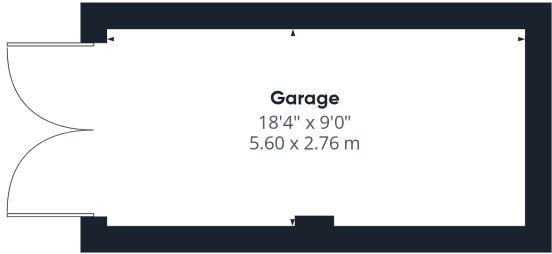
**Council Tax Band** - F

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

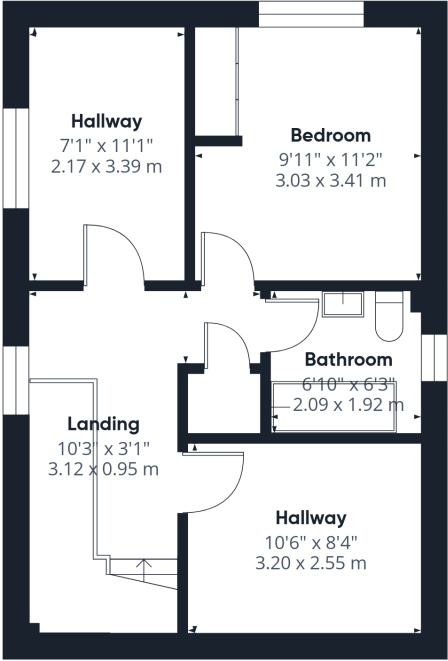
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Ground Floor Building 1



Ground Floor Building 2



Floor 2 Building 1



Approximate total area<sup>1)</sup>  
1175 ft<sup>2</sup>  
109.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

