



Bells Wood, Furzen Lane, Ellens Green, Rudgwick, Horsham RH12 3AR

£1,500,000



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## Bells Wood, Furzen Lane, Ellens Green, Rudgwick, Horsham RH12 3AR

Completed in 2016, this exceptional 4-bedroom, 4-bathroom home including annex, offers luxurious living in a tranquil countryside setting. Built to an incredibly high standard, the home features modern amenities such as solar water heating, hot/cold air conditioning, and underfloor heating for year-round comfort and wireless alarm system throughout.

The beautifully landscaped gardens are a standout feature, with an expansive Indian sandstone patio perfect for outdoor entertaining. Herringbone brickwork paths wind through the garden, leading to various peaceful spaces. The property enjoys far-reaching views over open countryside, providing a serene and private atmosphere.







## The Home

Stepping through the double doors, you are welcomed into a grand entrance hall with limed oak-effect tiles that run throughout the ground floor. These tiles not only provide a stunning visual effect but also feature underfloor heating for year-round comfort.

The heart of the home is the state-of-the-art kitchen, fully equipped with integrated appliances, including a fridge/freezer, Siemens oven, microwave, and warming drawer, Siemens induction hob, Hotpoint cooling drawers, split dishwasher, and a full-sized drinks fridge. The sleek, high-gloss charcoal cabinetry is complemented by substantial granite countertops, a waste disposal system in the sink, and a central island with ample storage and a breakfast bar. The kitchen flows seamlessly into a beautiful dining area, surrounded by glass windows and sliding doors fitted with Envirofilm. This thoughtful addition allows you to enjoy the garden and its changing seasons from the comfort of your home. The exposed oak beams and vaulted ceiling add a breathtaking architectural touch, enhanced further by the contrast with the exposed brickwork. The spacious sitting room features a recessed fireplace with a log burner and triple-aspect windows that frame picturesque countryside views. Additional ground-floor highlights include a cloakroom and a spacious utility room with an additional sink, offering both practicality and convenience. Modern features such as integrated Sonos speakers and air conditioning units elevate the living experience.









Upstairs, you'll find three generous double bedrooms, each designed with comfort in mind. All bedrooms benefit from ensuite bathrooms, bespoke wardrobes, and air conditioning units, ensuring an exceptional standard of living throughout.

## The Annex

Upon entry, you step into a well-appointed kitchen/diner, which is fully equipped with a Lamona 4-ring gas hob, electric fan-assisted oven, full-size dishwasher and a fridge. There is also space and plumbing for a washing machine, providing all the necessary amenities for independent living. Stairs lead up to an open-plan living/sleeping area and a separate shower room with modern fixtures.

## The Grounds

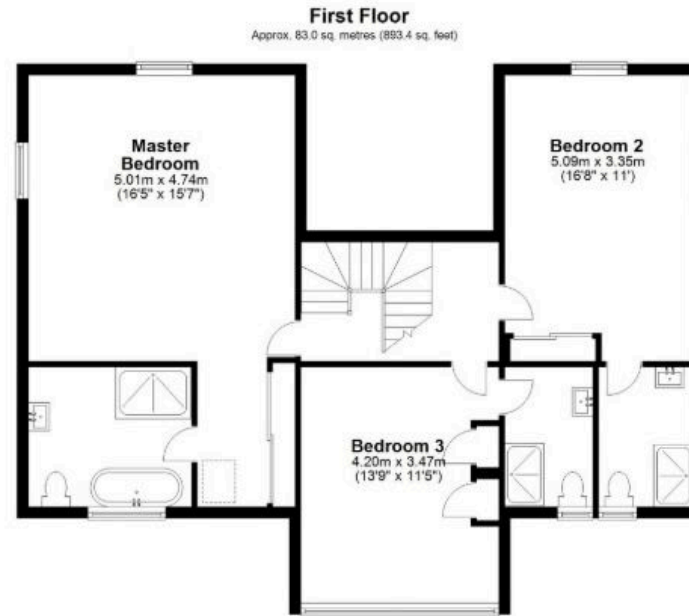
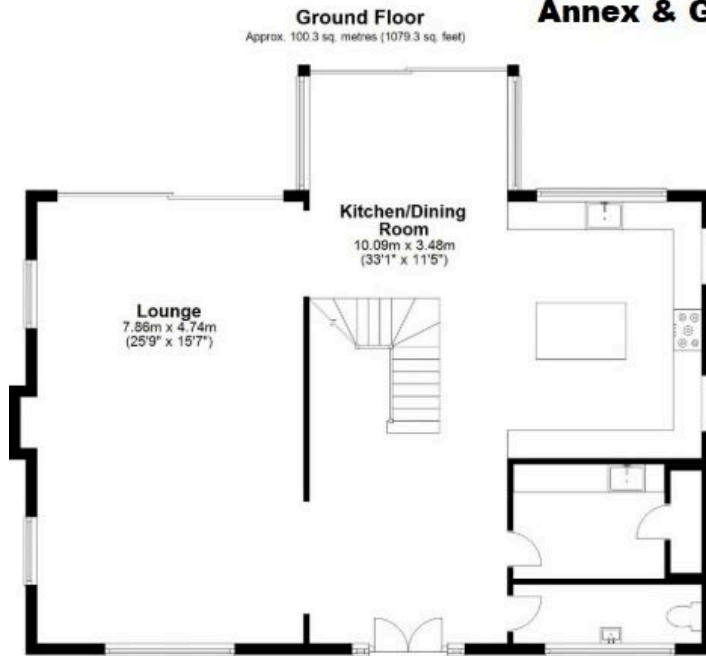
Tucked away and completely screened from the lane, the property is accessed via a spacious, gravel driveway, offering ample parking for multiple vehicles. The property includes an open carport and a single garage with an electric door, plus a separate pedestrian door providing direct.

The beautifully landscaped rear garden is a highlight, featuring an expansive Indian sandstone patio—perfect for entertaining. Steps leading to the upper garden, herringbone brickwork paths wind through various garden areas, including a pergola, arbour, seating area, and a tranquil water feature. Raised flowerbeds add colour and structure, while the garden offers far-reaching views over the neighbouring fields.





**The House - approx. 183.3 sq.meters (1972 sq. feet)**  
**Annex & Garage - approx. 78.6 sq. meters (845 sq. feet)**



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