

Handford Way, Lower Beeding, Horsham, RH13 6PD

Offers over £799,950 Freehold

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- Secluded bungalow within an exclusive private lane
- One acre plot with mature gardens and woodland
- Spacious sitting room opening onto a south facing terrace
- Principal bedroom with en suite shower room
- Four further bedrooms including a study with garden view
- Integral double garage and generous driveway
- EPC E



A rare opportunity to acquire a detached bungalow set within just over an acre of private gardens and woodland, tucked away in a highly sought after private road setting.

Foresters sits at the end of a private lane off Hammerpond Road, shared with only a handful of individual homes, offering a sense of seclusion whilst remaining well connected. Surrounded by mature trees and natural greenery, the property enjoys a semi-rural feel, with Handcross village nearby and Horsham within easy reach.

Extending to approximately 2,265 sq ft, the property offers generous and well balanced accommodation, all arranged across a single level. The layout centres around a kitchen and dining area, with the main sitting room positioned to enjoy views across the garden and direct access onto the terrace. A conservatory provides an additional reception space, ideal for enjoying the outlook throughout the seasons.





The principal bedroom benefits from a double aspect and its own en suite shower room, with four further bedrooms offering flexibility for family use, guest accommodation or home working. A family bathroom and separate shower room serve the remaining rooms.

The setting and proportions of the plot create a number of exciting possibilities. The existing layout works well as it stands, however there is clear potential to extend, reconfigure or create an annexe, subject to the necessary consents. For those seeking a more ambitious project, the size and privacy of the plot also lend themselves to redevelopment, offering scope for a bespoke contemporary home in a truly special setting.

The gardens extend to just over an acre, combining formal lawned areas with a natural woodland backdrop, creating a lovely balance between garden and nature. The grounds offer excellent privacy and a changing outlook throughout the year.

To the front, a generous gravel driveway provides ample parking and turning space, leading to an integral double garage.

Offered to the market with no onward chain, this is a unique opportunity to secure a substantial home in a private setting, with the flexibility to enjoy immediately or enhance over time.

Handcross village is just two miles away with local shops, café and pubs, while Horsham's vibrant town centre is five miles to the south. The A23 provides fast connections to London, Gatwick and the south coast.

Distances

Handcross village – 2 miles
Horsham – 5 miles
Balcombe station – 5.7 miles (London Victoria in about 40 minutes)
Gatwick – 13 miles

Material Facts:
£799,950

Tenure: Freehold

Council Tax Band: Band G
Horsham District Council

EPC Rating E

Property Type: Detached Bungalow
Mains Services: Electricity/Water

Heating Type: Oil Central Heating To Radiators
Private Drainage to septic tank

Broadband information: 115 mbps to 1600 mbps Fibre to the property available

Mobile Coverage: Average on o2





Parking Type: Double Garage with large driveway

Flood/Erosion Risk:
River and Seas: Very Low
Surface Water: Very Low

Identification checks

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity at a cost of £30 including vat, per person.



















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Approximate total area(1)

210.1 m²

2265 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Property Ombudsman