

Ross Margetts | EXP

Forge House

3 CHURCH STREET · STORRINGTON · WEST SUSSEX

Forge House · *Church Street*

STORRINGTON, WEST SUSSEX

GUIDE PRICE

£1,150,000

4
BEDROOMS3
BATHROOMS3
RECEPTIONS3,004 sq ft
INTERNAL AREAC (79)
EPC RATING

Set only a few steps from Storrington's high street, Forge House has stood on Church Street since the 1500s, its beams and uneven thresholds quietly keeping four centuries of village life. A sympathetic restoration, recognised with a Sussex Heritage Trust award in 2015, gave the house the proportions it holds today: a double height galleried hallway, tall ceilings, and rooms that manage to feel both grand and genuinely liveable.

The current owners have added their own chapter since, fitting solar panels to a house that is now as efficient to run as it is handsome to look at. What follows is not a renovation project. It is a house already put right, in a Conservation Area but not listed, ready simply to be lived in.





CHAPTER II · A HOME AT EASE

A Home *at Ease*

Two front reception rooms sit either side of the galleried hallway, each warmed by its own wood burning stove and each holding on to the character that makes this house what it is: exposed beams, deep skirting, floors that have earned their patina honestly. Underfloor heating runs beneath the ground floor, so the warmth here is real, not just for show.



The Harvey Jones *Kitchen*

At the heart of the house, a Harvey Jones kitchen brings quartz worktops, an island with breakfast bar, a Quooker tap and a full run of integrated Neff appliances together under exposed beams and a skylight that pulls light down onto the porcelain floor beneath. Bi-fold doors open the entire run onto the garden, so cooking, eating and being outside become the same thing rather than three separate ones. A utility room, pantry and boot room take care of everything a kitchen this good shouldn't have to.



Bedrooms & Baths

Four double bedrooms are arranged across the first floor. The principal room and a second bedroom each have their own en suite, the principal with a roll top bath and separate shower, so a lazy Sunday soak and a rushed Monday shower are equally well provided for. Two further doubles, one with reclaimed pine flooring, share a modern family bathroom finished with a walk-in shower.

4

DOUBLE BEDROOMS

2

EN SUITE

I

ROLL TOP BATH

I

WALK-IN SHOWER





The Walled Garden *& Grounds*

The garden here is not a modest afterthought. Enclosed by walls, it runs to more than 100 feet from the house, with a broad patio for entertaining, a separate courtyard, mature planting, a greenhouse and a garden store. Private parking with an EV charging point sits to the front, reached via a shared driveway, so the practicalities have been considered as carefully as the setting.

GARDEN LENGTH

100ft +

ASPECT

Walled & Private

PARKING

Private, EV Charging

EXTRAS

Greenhouse & Garden Store



The Courtyard & *Outbuilding*

A private, sheltered courtyard sits beneath the stone gable of the original outbuilding, a quiet spot for morning coffee before the rest of the garden catches the sun. The outbuilding itself adds a mezzanine level with genuine flexibility: home office, gym, studio, or somewhere for teenagers to disappear to of an evening. Inside the house, a full height boarded loft and a generous cellar handle the storage that period homes rarely offer, freeing every other room to stay exactly as intended.

OUTBUILDING

Mezzanine Level

CELLAR

Generous Storage

LOFT

Full Height, Boarded

BEST SUITED TO

Office / Gym / Studio



As the light goes, Forge House settles into itself: a walled garden lit from the kitchen doors, four hundred years of Church Street quiet outside the gate.

CHAPTER VII · SETTING & LOCATION

Storrington, at the Foot *of the Downs*

Church Street sits right off Storrington's high street, close enough to reach on foot within minutes. The village has a genuine day to day life of its own: a Waitrose, a Costa Coffee, a run of independent shops, Joanna's Boutique Tearoom and Antique 'N Eat for something a little more considered, and The Village Taverna for evenings out.

Chanctonbury Leisure Centre covers fitness, Storrington Primary holds a Good Ofsted rating, and older children move on to The Weald or Steyning Grammar. For commuting, Pulborough station runs a half hourly service into London, and the A283 connects out to Worthing and the coast. The South Downs Way passes close by for anyone who would rather take the ridge above the village than the streets below it.

VILLAGE CENTRE
On Foot

RAIL TO LONDON
Pulborough

WALKING
South Downs Way





Illustration For Marketing Purposes Only. Measurements Are Approximate And Not To Scale. © Ross Marzetti Property Group

TOTAL 3,004 SQ FT (279 M²) · NOT TO SCALE · APPROXIMATE

ADDRESS Forge House, 3 Church Street, Storrington, West Sussex, RH20 4

GUIDE PRICE £1,150,000

BEDROOMS 4

BATHROOMS 3

RECEPTION ROOMS 3

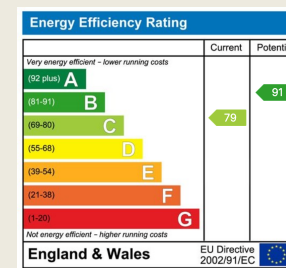
INTERNAL AREA 3,004 sq ft (279 m²)

OUTBUILDING Mezzanine, Office / Studio Use

EPC RATING C (79) · Potential B (91)

PLANNING STATUS	Conservation Area, Not Listed
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LOCAL AUTHORITY Horsham District Council

TENURE Freehold

Current EPC rating of C (79), with a potential rating of B (91) once further improvements are made. A full assessment is available on request.

Material *Information*

PART A · MATERIAL TO ALL TRANSACTIONS

TENURE
Freehold
GUIDE PRICE
£1,150,000
COUNCIL TAX BAND
Ask agent
PROPERTY TYPE
Character Home
CONSTRUCTION
Traditional, part rendered / stone

PART B · WHERE APPLICABLE

BUILDING SAFETY
No known issues
RESTRICTIONS
Conservation Area, not listed
RIGHTS & EASEMENTS
Shared access driveway
FLOOD & EROSION RISK
To be confirmed
PLANNING PERMISSION
None known, pending

PART C · ADDITIONAL MATERIAL FACTS

SOLAR PANELS
Installed by current owners
HERITAGE
Sussex Heritage Trust Restoration Award, 2015
PARKING
Private, with EV charging point
ACCESSIBILITY
Not specifically adapted

Prepared in line with the Consumer Protection from Unfair Trading Regulations 2008 and the Digital Markets, Competition and Consumers Act 2024, having regard to National Trading Standards guidance on material information. Items marked to be confirmed will be verified before any offer is formally accepted, and full details are available from Ross Margetts on request.



YOUR PERSONAL ESTATE AGENT

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Brokered by eXp UK

— ARRANGE A VIEWING OF

Forge House

Four centuries of Church Street, brought back to its best and quietly improved. Best understood in person.

4
BEDROOMS

3
BATHROOMS

3,004
SQ FT