



**Oakwood, Grouse Road, Colgate, West Sussex, RH13 6HT** Guide Price **£1,400,000 – £1,500,000**

An exceptional and hugely versatile 4 bedroom detached single storey property which has been skilfully enlarged and tastefully renovated to a high specification with impressive principal suite, family sized kitchen/dining room, stunning vaulted sitting room and 1.57 acre west facing plot.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 double sized bedrooms
- Spacious and beautifully presented detached single storey residence
- Secluded 1.57 acre west facing plot with stunning outlook
- Large and secure gated driveway with ample parking
- Double garage and separate triple car-port with workshop and storage
- Breath-taking semi rural but convenient position close to amenities
- Newly re-fitted kitchen and 2 bath/shower rooms
- Opportunity to add an additional storey, if required and subject to planning permission
- Detached self-contained annex with kitchenette and shower room
- Newly constructed studio and stabling with opportunity to improve or convert
- No onward chain





An exceptional and hugely versatile 4 bedroom detached single storey property which has been skilfully enlarged and tastefully renovated to a high specification with impressive principal suite, family sized kitchen/dining room and stunning vaulted sitting room. This unique residence occupies a secluded 1.57 acre west facing plot which enjoys a superb outlook towards woodland and benefits from a double garage, separate triple carport with workshop, detached annex and newly constructed studio. The accommodation comprises: entrance hallway, 20'6 × 17'10 vaulted sitting room with Inglenook fireplace and wood burner, and French doors lead onto the garden. The 29'8 × 16'8 kitchen/dining/family room has been refitted with a beautiful selection of Wren units, Quartz work surfaces, breakfast bar that seats 4 and a bar with refrigeration is perfect for those parties. The integrated AEG appliances include 5 gas ring burner hob, remote controlled extractor, ovens, combination oven/microwave, fridge, dishwasher, and Quooker boiling tap. The dining/family section provide instant access via a set of bi-folding doors onto the decked seating area. A door from then leads into the utility/boot room, cloakroom and onto the garden and back into the hallway. The principal bedroom is fitted with wardrobes, dressing area and re-modelled bath/shower room. There are 3 further double sized bedrooms (bedroom 2 and 3 with fitted storage) and re-fitted shower room. Benefits include security entry system, double glazed windows, re-decorated, new flooring and carpeting and oil-fired central heating to radiators to the main house. A secure and remote controlled gated entrance provides a perfect approach to a large parking area, 19'3 × 18'8 double garage with power, remote controlled roller shutter doors, courtesy door to the rear garden and full height loft storage above. There is an opportunity to incorporate this into the property which would create additional living accommodation, if required. There is further covered parking in the 27'10 × 17'4 open carport with cabling for a EV charge point, attached workshop, sit-on mower store and log store. The 22'2 × 17'10 detached annex with kitchenette and shower room is ideal for elderly relatives, teenagers, or those with a business. The 1.57 acre west facing garden is a particular feature with a high degree of privacy and a beautiful outlook over neighbouring paddocks and woodland. The garden is predominately lawned with 2 well established borders, pond and stabling which provide scope to improve or convert. A recently constructed composite decked entertaining area is ideal for those family get-togethers or enjoying a sundowner. The 16'6 × 12'5 detached studio/garden room with bi-folding doors onto a deck and store room is simply perfect for further entertaining or workspace and has the benefit of an additional attached double aspect 12'6 × 7' gym room.





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Ground Floor  
 Approximate Floor Area  
 1930.07 sq ft  
 (179.31 sq m)

Annexe  
 Approximate Floor Area  
 488.68 sq ft  
 (45.40 sq m)

Carport / Workshop  
 Approximate Floor Area  
 653.36 sq ft  
 (60.70 sq m)

Studio  
 Approximate Floor Area  
 297.08 sq ft  
 (27.60 sq m)

Outbuilding  
 Approximate Floor Area  
 145.31 sq ft  
 (13.50 sq m)

Approximate Gross Area (Including Annexe, Carport/Workshop, Studio, Garage, Outbuilding) = 326.51 sq m / 3514.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000

[horsham@mansellmctaggart.co.uk](mailto:horsham@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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