



**Roffey Park, Forest Road,
Colgate, RH12 4TD**

**Asking Price
£400,000**

01403 272022
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**

Roffey Park, Forest Road, Colgate, RH12 4TD



LOCATION

This beautiful apartment is set within a private estate, within the Sussex Countryside, yet easily accessible to neighbouring towns and villages. Horsham is nearby and has a direct rail service to London Victoria (in under an hour) and a charming town centre, with a host of restaurants, coffee shops and both major retailers, including John Lewis and plenty of independent shops. The property has a private driveway, leading to the A264, allowing swift access onto the A23/M23 and in turn Gatwick Airport that is less than 10 miles away. With the property being set adjacent to the ancient St Leonard's Forest, there are miles of woodland for walks or cycle rides close at hand, with the popular Dragon pub in Colgate a short walk from the property too.

PROPERTY

This spacious apartment is set within a substantial Grade II listed Jacobean-style Victorian mansion, built in around 1870. Enjoying a desirable a southerly aspect, the property is flooded with natural light and offers stunning views over the beautifully maintained grounds. The building itself boasts a grand entrance hall with oak-panelled walls and a sweeping staircase, crowned by a striking period Cupola that fills the space with natural light.

The apartment is ideally positioned within the building, featuring full-height, oak framed Jacobean-style windows and attractive views from both bedrooms and the living space. Recently refurbished to a high standard, the property benefits from a newly fitted contemporary kitchen and stylishly updated bathrooms, including an en-suite to the principal bedroom and a modern & family bathroom.

Additional features include hardwood flooring throughout, a generous living room, and two well-proportioned bedrooms, combining period charm with modern comfort.

OUTSIDE

Roffey Park is a delightful private estate, situated less than 4 miles from Horsham town centre. The mansion is set at the end of a long, sweeping driveway that opens out onto a large gravelled area to the front of the building, with far-reaching views towards Ruspur and beyond. Grass areas extend from the mansion house and lead to a Victorian walled garden and woodland area, which has been opened up and now offers beautiful walks for the enjoyment of the residents. Two separate parking areas screened from the main house have been allocated for full use of the residents. In total, there are over 19 acres of professionally maintained grounds that surround this historic country house. A cellar is also available to be used as communal storage space.

ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold
Lease Term: 125 Years From 17 March 1995
Annual Ground Rent: n/a
Annual Service Charge: £tbc (January to December 2026)
Service Charge Review Period: Annually
Annual Reserve Fund: £tbc (January to December 2026)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Co-op Food
1.9 miles



Trains

Faygate – 2 miles
Horsham – 3 miles



Airport

Gatwick
9.9 miles



Roads

M23
3.1 miles



Sport & Leisures

Cottesmore Golf &
Country Club
1.6 miles



Rental Income

£tbc pcm



Schools

Colgate Primary
Cottesmore School
The Forest School
Bohunt Horsham



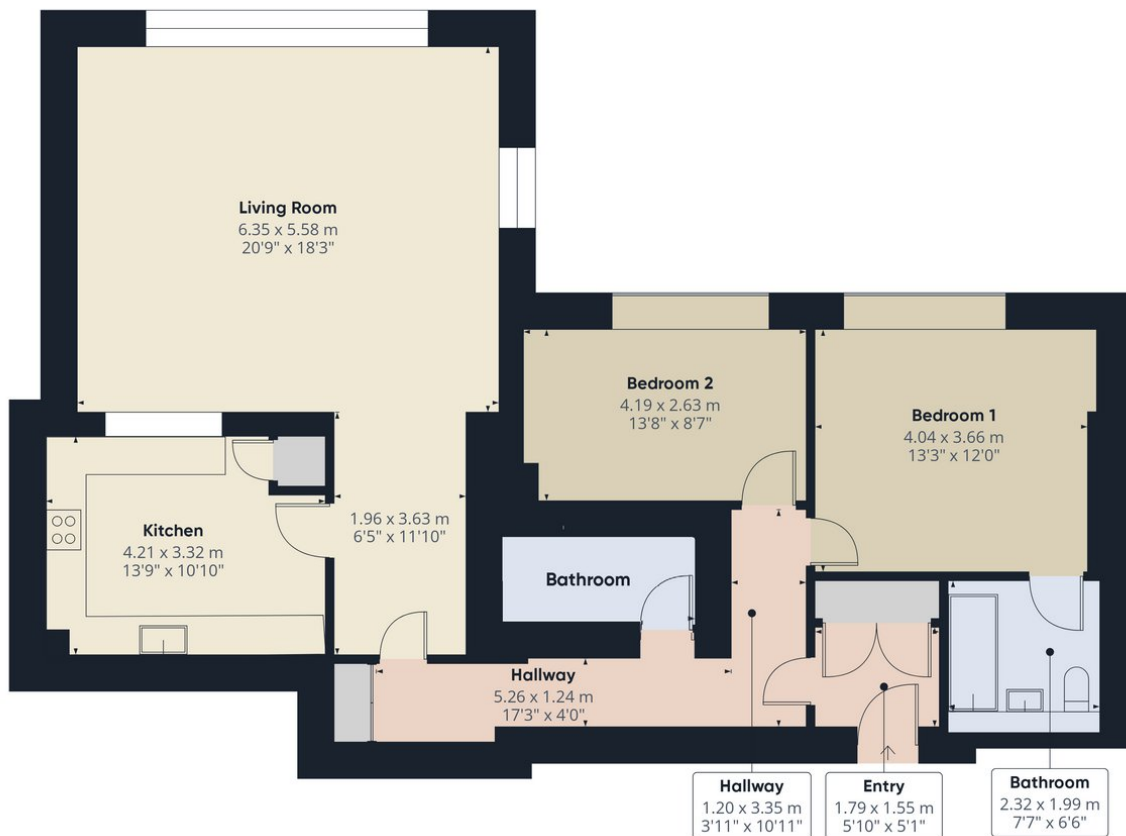
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band F



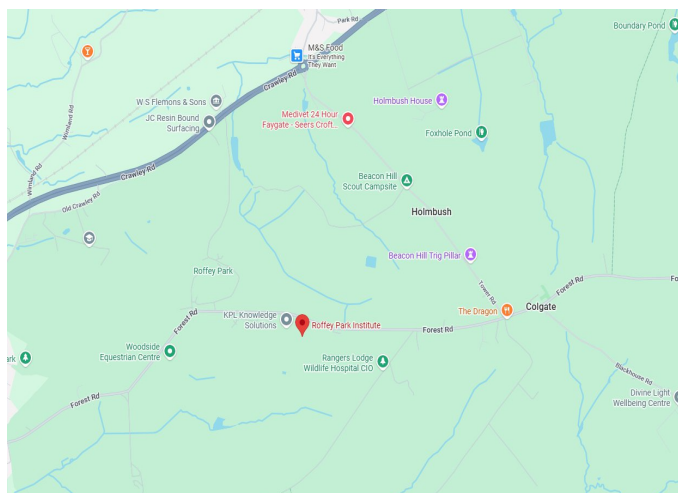
Approximate total area^m
106.8 m²
1149 ft²

(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.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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