



38 Forest Road

Horsham, West Sussex RH12 4HJ

Price £725,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A deceptively spacious and beautifully presented four double bedroom detached chalet bungalow, extensively enlarged and significantly improved by the current owners to an exceptional standard, occupying a private south-facing plot on the ever-popular Forest Road, just two miles from Horsham town centre and within easy walking distance of the picturesque St Leonard's Forest. Originally constructed in the late 1920s, the property has had substantial rear and roof-space extensions creating a superbly spacious and versatile family home. The property now offers accommodation across two floors, finished throughout with high-quality fixtures, bespoke fittings, and stylish contemporary décor. The ground floor accommodation includes two generous double bedrooms, including an impressive principal suite with luxury en suite wet room, together with an additional shower room. At the heart of the home is a stunning bespoke In-Toto kitchen/dining room fitted to a high specification with Silestone work surfaces and integrated appliances, opening into the dining area and creating an ideal entertaining space. To the rear, a bright and spacious sitting room enjoys views across the garden, with bi-fold doors opening outside and a contemporary multi-fuel stove forming an attractive focal point. To the first floor is a spacious landing area with excellent built-in storage, serving two further double bedrooms and an additional family bathroom, making the layout ideal for families, guests, or those seeking flexible work-from-home arrangements. Outside, the gardens are a particular feature of the property, enjoying an excellent degree of privacy together with a sunny southerly aspect. Beautifully landscaped, the gardens include paved and decked seating areas, a water feature, pond, established planting, raised vegetable beds, and greenhouse, creating a wonderfully tranquil outdoor environment. A substantial detached garden studio extending to over 200 sq ft provides a highly versatile additional space, currently used as a workshop but equally suited to use as a home office, gym, studio, or entertainment room. The building benefits from its own wood-burning stove, three-phase electricity supply, lighting, and multiple power points. To the front of the property, a generous driveway provides ample off-road parking and access to the attached garage. No chain.

Entrance Hall A welcoming entrance hall with French oak flooring, radiator, and a vertical tower radiator. Stairs rise to the first floor landing, with a useful understairs storage cupboard beneath. Doors lead to bedroom one, bedroom two, the downstairs shower room, and the kitchen/breakfast room.

Principal Bedroom A generous double bedroom featuring an attractive front-aspect oriel bay window, underfloor heating, and double doors opening to an adjoining bedroom. Further double doors lead through to the en suite wet room.

En Suite Wet Room A luxurious wet room fitted with an oversized walk-in shower with rainfall shower head, handheld attachment, and concealed shower mixer. Wall-hung vanity unit with wash hand basin, mixer tap, storage drawer, and illuminated touch-control mirror above. Low-level WC with dual flush, heated towel radiator, floor-to-ceiling wall tiling, tiled wet room floor with underfloor heating, downlighting, and obscured side-aspect window.

Bedroom Two A further spacious double bedroom offering excellent versatility, currently arranged with double doors opening to the principal bedroom. There is a front-aspect oriel bay window and radiator.

Downstairs Shower Room A modern shower room comprising an oversized corner shower cubicle with electric shower, pedestal wash hand basin with mixer tap, low-level WC with dual flush, heated towel radiator, downlighting, extractor fan, and obscured side-aspect window.

Kitchen/Breakfast Room Beautifully designed by In-Toto, the bespoke kitchen comprises a comprehensive range of gloss white eye and base-level cabinets and drawers with complementary Silestone work surfaces, glass splashbacks. High-specification appliances include a Rangemaster-style cooker with five-burner gas hob and AEG extractor above, Neff fridge, Neff freezer, Neff dishwasher, and AEG washing machine. A stainless steel inset one-and-a-half bowl sink with drainer and mixer tap incorporating boiling water function is set within the worktop. Additional features include LED inset lighting to cabinets, worktops and display units, downlighting throughout, carousel corner units, pull-out bin storage, side access door, and side-aspect window.

The room opens to the dining area, which offers ample space for a large dining table and chairs, with a further side-aspect window and double doors opening into the sitting room.

Sitting Room A bright and spacious reception room with a large rear-aspect picture window and bi-fold doors opening onto the rear garden. There is a vertical radiator, additional radiator, and a contemporary multi-fuel burning stove set on a granite hearth with natural stone tiling, creating an attractive focal point.

Stairs rise from the entrance hall to the **first floor landing**, which benefits from two side-aspect Velux windows, radiator, eaves storage cupboard, fitted low-level wardrobe with hanging space, and a further large walk-in wardrobe. Doors lead to bedrooms three and four, together with the family bathroom.

Bedroom Three A large double bedroom with two side-aspect Velux windows and a rear-aspect window overlooking the garden. Fitted furniture includes bespoke wardrobes and shelving. There is also a further eaves cupboard, radiator, and downlighting.

Bedroom Four A fourth double bedroom with two side-aspect Velux windows and an additional low-level side-aspect window. Fitted with bespoke wardrobes and shelving, together with two eaves storage cupboards, radiator, and downlighting.

Bathroom Fitted with an enclosed panel bath with mixer taps, pedestal wash hand basin with mixer tap, and low-level WC with dual flush. Finished with limestone mosaic tiling, heated towel radiator, extractor fan, and obscured side-aspect window.

Outside

The gardens are a particular feature of the property, having been thoughtfully landscaped to create a wonderfully private and tranquil outdoor space, enjoying a sunny southerly aspect. From the rear of the house, paved patio leads through beautifully stocked flower and shrub borders, with a variety of established planting providing colour and interest throughout the seasons. A central pathway with ornamental pergola leads through the garden, complemented by neatly maintained lawns, raised vegetable beds, water feature, pond, and attractive seating areas positioned to enjoy the sunshine throughout the day. A substantial greenhouse provides an excellent space for keen gardeners, while mature hedging and established trees create an excellent degree of screening and privacy.

Garden Studio A substantial and highly versatile detached garden studio, currently used as a workshop but equally suited to use as a home office, gym, playroom or hobby space. The room features oak flooring, a wood-burning stove, downlighting, three-phase electricity supply, multiple power points, and three full-height windows overlooking the garden, together with French doors opening outside. To the rear of the studio is a useful enclosed storage area with external lighting and power, ideal for keeping garden equipment neatly out of sight.

Garage The attached garage is fitted with a powered roller door to the front and a rear access door to the garden. Boarding above provides useful additional storage, with power and lighting connected.

Council Tax Band - E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

