



Forest Lodge Brighton Road, Lower Beeding

Guide Price £1,250,000

Forest Lodge Brighton Road

Lower Beeding, Horsham

This impressive five-bedroom detached period home, believed to date from the late 1800s, presents a rare opportunity to acquire a spacious and characterful family residence in the sought-after semi-rural setting of Lower Beeding, approximately four miles from Horsham town centre.

Rich in period charm, the house retains a wealth of original features, including beautiful sash windows and striking feature working fireplaces in the sitting room and family room, as well as several fireplaces in the bedrooms. A generous entrance hallway provides a welcoming first impression and leads to the well-proportioned accommodation, which is ideally suited to modern family life while retaining the elegance and character of a period home.

The ground floor provides excellent entertaining and family space, comprising two generous reception rooms, a well-appointed kitchen with adjoining breakfast room, and a separate dining room. A useful utility room and boot room add valuable practicality, while a ground floor cloakroom provides further convenience.

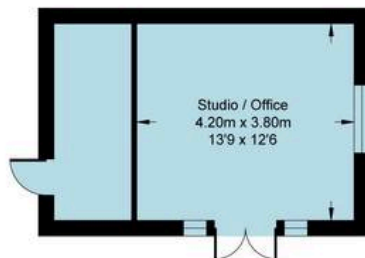
Upstairs, there are five bedrooms arranged over the first floor, with one of the bedrooms benefiting from its own en-suite shower room. Bedroom five is accessed through bedroom four, offering particularly versatile accommodation that could be used as a nursery, dressing room, study or additional private space, depending on the needs of the next owner.







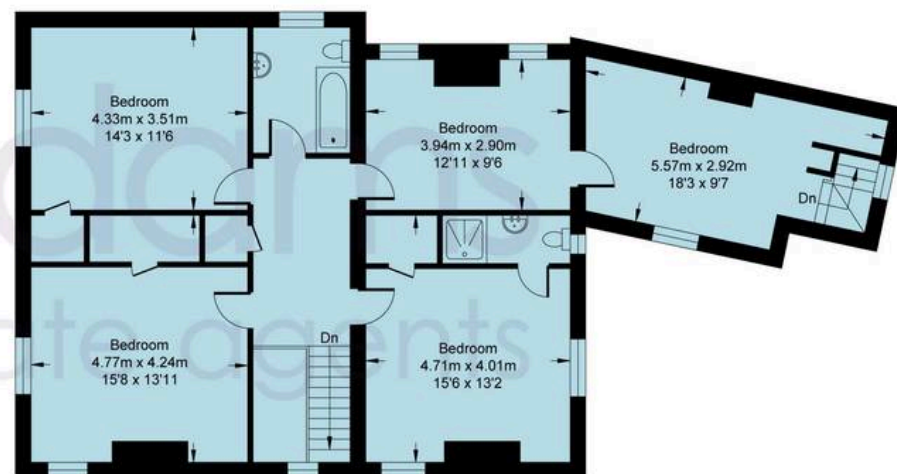
OUTBUILDING



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



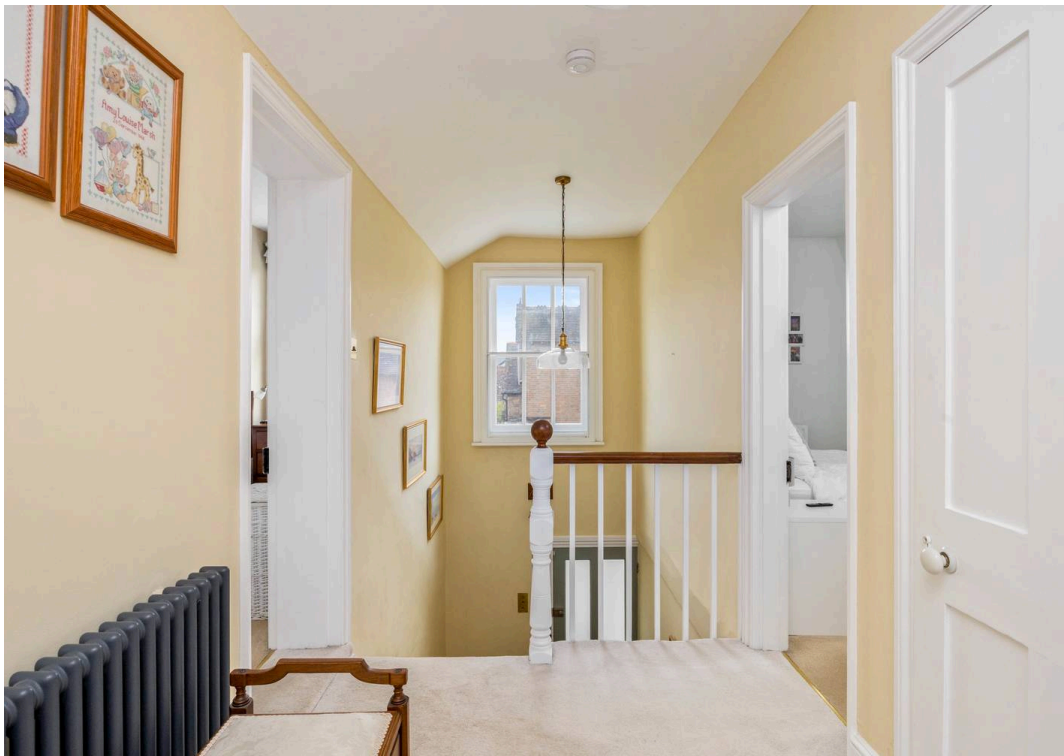
Brighton Road

Approximate Internal Area = 2287 sq ft / 212.51 sq m

Outbuilding = 474 sq ft / 44.04 sq m

Total = 2761 sq ft / 256.55 sq m

For identification only - not to scale



Outside, the house is complemented by a beautiful mature rear garden, offering a peaceful and secluded setting with established trees, shrubs and well-maintained lawns. There is ample space for outdoor entertaining, relaxation and family activities, while the mature planting provides an attractive backdrop and a wonderful sense of privacy.

A superb outdoor entertaining area includes an **outdoor kitchen and bar**, together with a **BBQ area and generous paved seating patio**, creating the perfect setting for al fresco dining, entertaining guests and enjoying the garden throughout the warmer months. The patio provides plenty of space for outdoor furniture and dining, while the surrounding mature planting creates a relaxed and private atmosphere.

A separate garden studio/office provides an ideal space for home working, hobbies or creative pursuits. The property also benefits from a garage and workshop, offering excellent storage and practical workspace, together with a generous driveway providing ample off-road parking for several vehicles and guests.

Forest Lodge offers a wonderful combination of period character, generous accommodation and versatile outside space, set within an attractive semi-rural location while remaining conveniently close to Horsham and its extensive range of shops, restaurants, schools and transport connections.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.