



Forest Road,
Horsham RH12 4TD



PROPERTY The private front door of this impressive property opens into your Hall, which has doors opening to a number of the generous, bright rooms, including the 17'11 x 13'11 Sitting Room which is a fantastic space, with two large windows that flood the room with natural light. An opening takes you through to the separate Dining Room, which gives this spacious property superb flexibility and creates a fantastic space for entertaining. The modern Kitchen is fitted with a stylish range of floor and wall mounted units with space for a selection of appliances (current appliances are negotiable). This fine property boasts two large double Bedrooms, with the Master Bedroom benefitting from a generous En Suite Bathroom. Completing the accommodation is a stylish Shower Room with a large walk in shower.

OUTSIDE 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. Formal 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 14 acres of professionally maintained grounds that surround this historic country house.



Floor Plan
Total floor area 75.4 sq.m. (811 sq.ft.) approx
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Map Location



EPC Rating

EPC EXEMPT

 Buses 5 Minute Walk	 Shops Co-op 1.9 miles	 Trains Faygate – 2 miles Littlehaven – 3 miles
 Sport & Leisure Cottesmore 2.2 miles	 Airport Gatwick 11.3 miles	 Schools Colgate Primary Forest & Millais
 Broadband Up to 152 Mbps	 Roads M23 3.3 miles	 Council Tax Band E

Total Approximate Floor Area
75.4 sq.m/811sq.ft

Viewing arrangements by
appointment through :
Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Brook Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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