



## Hop Gardens Newells Lane, Lower Beeding

Guide Price £1,200,000

 **Henry Adams**  
estate agents

# Hop Gardens Newells Lane

Lower Beeding, Horsham

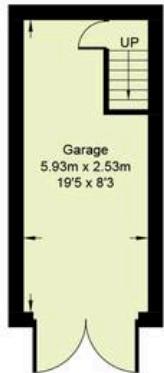
A charming four-bedroom, three-bathroom farmhouse-style property, situated in a semi-rural position on the south-eastern fringes of Horsham, occupying a plot totalling approximately 7.9 acres. The property offers versatile living and bedroom accommodation. To the ground floor, a welcoming reception hallway leads to a fabulous dining room, centred around a fireplace, making it an ideal space for entertaining guests and family, particularly during the winter months. Further living space includes a well-proportioned sitting room enjoying an aspect to the front of the property and also benefitting from a fireplace. To the rear of the house is an impressive family room featuring double doors opening directly onto the rear garden terrace, a polished strip wood floor throughout, and a brick-built open fireplace. Completing the ground floor accommodation is a generous kitchen/breakfast room, a separate utility room, a study, and a downstairs shower room.

To the first floor, the principal bedroom suite is positioned over the family room and enjoys views over the rear gardens and adjoining pasture land. It benefits from fitted wardrobe space and an en suite bathroom. There is also a second guest bedroom suite with a spacious en suite bathroom. Two further bedrooms and a convenient shower room complete the first-floor accommodation.

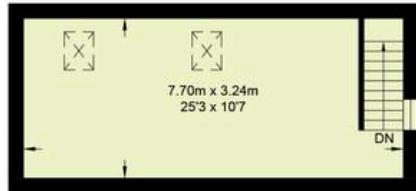
The garden has lawns which are flanked and bordered by well-stocked flowerbeds containing mature shrubs and planting. There is an attractive ornamental fish pond, with hedgerows forming the boundaries. Beyond the formal garden lies a mature orchard with stock fenced vegetable garden plots,







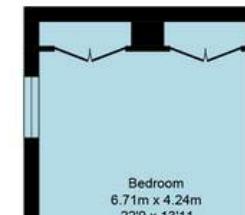
GARAGE  
GROUND FLOOR



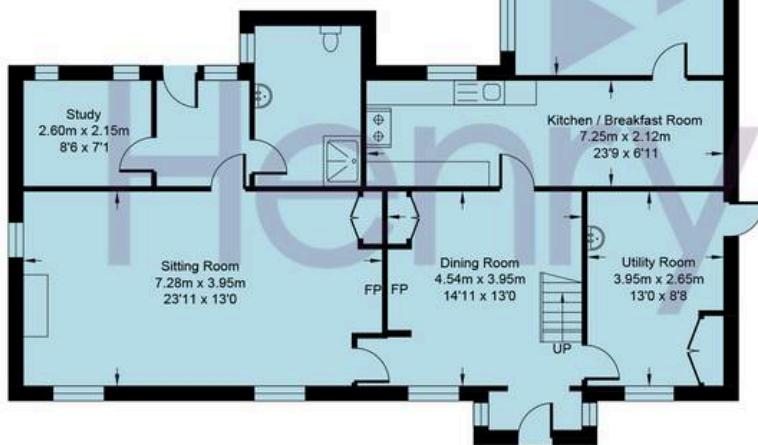
GARAGE  
FIRST FLOOR



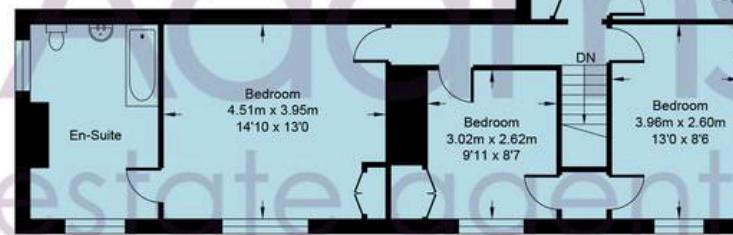
Family Room  
6.91m x 4.23m  
22'8 x 13'11



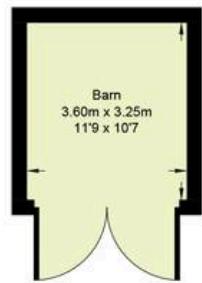
Bedroom  
6.71m x 4.24m  
22'0 x 13'11



GROUND FLOOR



FIRST FLOOR



BARN

## Newells Lane

Approximate Area = 2345 sq ft / 217.9 sq m

Garage Area = 431 sq ft / 40.0 sq m

Barn Area = 126 sq ft / 11.7 sq m

Total = 2902 sq ft / 269.6 sq m

For identification only - not to scale





Externally, the property provides ample driveway parking for several vehicles, leading to a barn-style double bay open garage, together with an adjoining lockable garage and store. Above the garage is a useful additional room, ideal for a home office, studio, or potential ancillary accommodation.

Adjacent to the property is a further parcel of land of circa 0.5 of an acre featuring a large pond, gated access, and a timber-built summerhouse/garden house.

Hop Gardens is ideally located for access to Horsham town centre, with its mainline railway station and local amenities, as well as open countryside offering excellent hacking routes for the equestrian sector. The area is also well served by a selection of highly regarded local state and private schools, commuter routes to the Capital and well regarded local pubs and restaurants.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating







## Henry Adams – Horsham

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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.