



Beech Cottage Forest Road, Colgate

Guide Price £1,150,000

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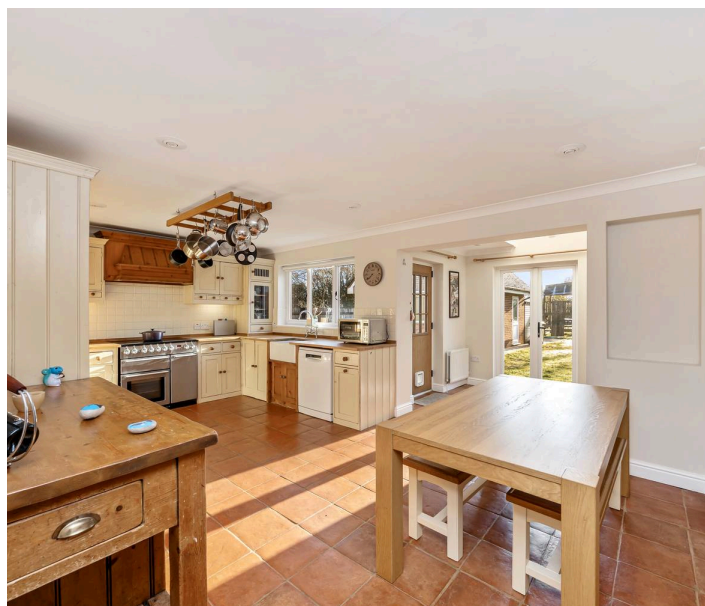
Colgate, Horsham

This home blends rustic warmth with clean, modern design, it is a generously proportioned family home situated in the village of Colgate.

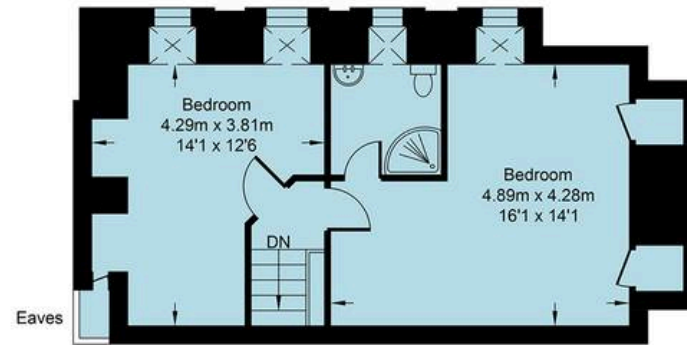
To the ground floor; a generous reception hallway welcomes you and immediately impresses with the quality stripped wood floor which leads through into the sitting and dining/snug room areas. The sitting room is of an impressive size (24') and has a triple aspect providing a light and airy space. It also features a brick built fireplace incorporating a log burner - Further space the ground floor includes a separate dining/snug room and a well proportioned kitchen/breakfast/family room - this features a range of quality bespoke kitchen cabinetry with complimenting work surfaces running through, there is space for a range style cooker and ample space for a dining table. Adjacent to the kitchen is a useful utility/boot room and a direct access out to the rear garden and driveway parking spaces.

To the first floor; the main bedroom enjoys generous fitted wardrobe space, and an accompanying en-suite shower room featuring a walk-in shower, wash hand basin and a low-level WC - all finished to a traditional style and complimented with chrome fittings. Three further double bedrooms are featured to the first floor - all of which have fitted cupboard or wardrobe space, there is also well equipped family bathroom which has a modern suite featuring white bathroom ware and contemporary fittings.

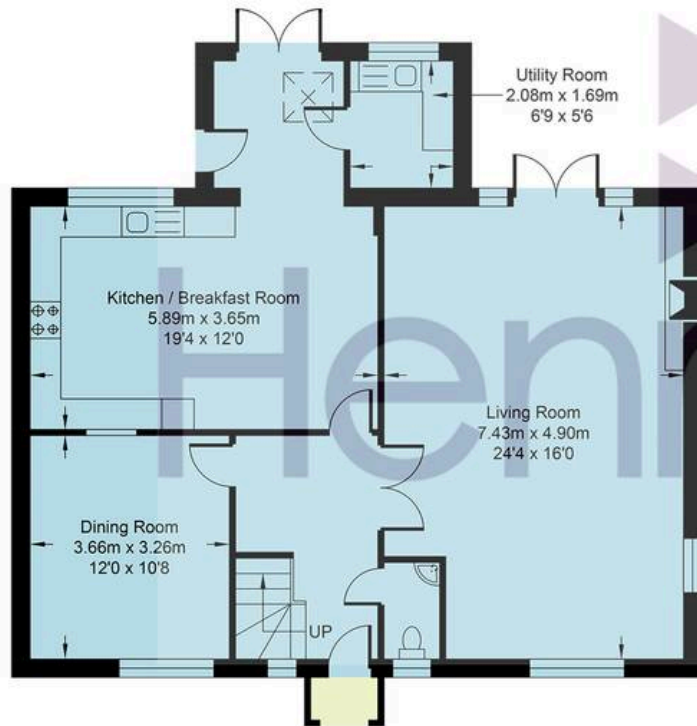
A further turning staircase leads to the second floor where there are two further bedrooms one of which features an en-suite shower room and both of which enjoys stunning elevated views over the Sussex countryside.



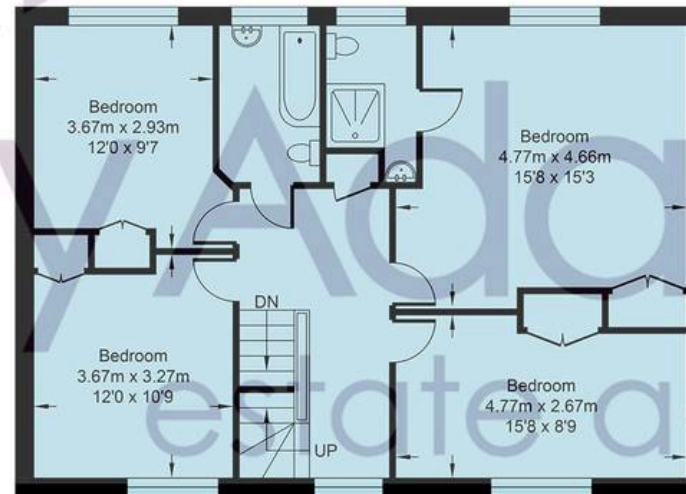




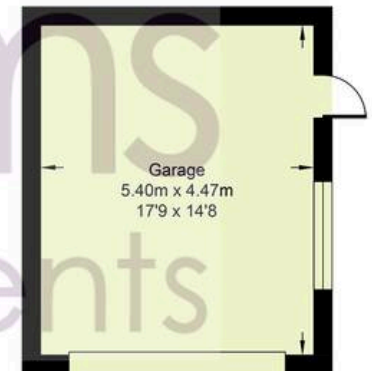
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE

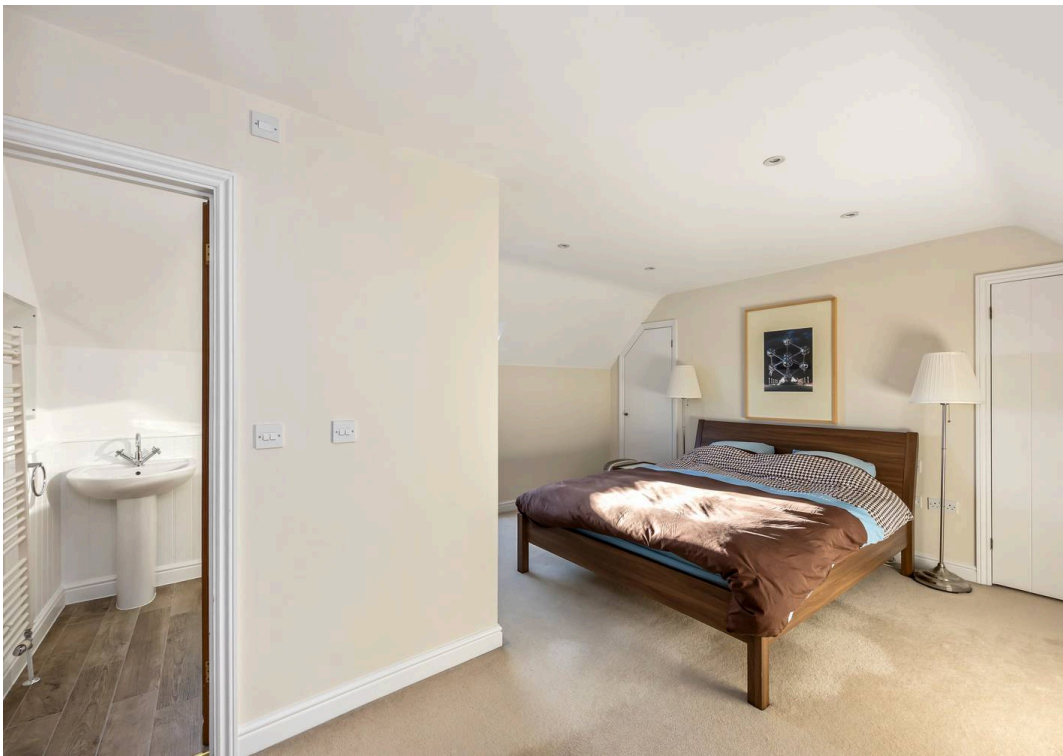
Forest Road

Approximate Area = 2279 sq ft / 211 sq m

Garage Area = 260 sq ft / 24 sq m

Total = 2539 sq ft / 235 sq m

For identification only - not to scale



The property is approached via a sweeping driveway which provides space for several vehicles and leads to the detached double garage which has a up and over door, power, lighting and a direct access door to the rear garden. The main garden is predominantly laid to a level lawn and has a selection of beds and borders which are well stocked with mature shrubs and hedging providing superb degrees of privacy.

Beech Cottage is also ideally situated for access to the nearby countryside, Horsham town Centre - with its local amenities and mainline train stations, nearby well regarded local schools as well as pubs and restaurants. The property sits within a sizable and level plot of 0.32 of an acre (approx..) and has the benefits of elevated views out over the Sussex countryside.

Council Tax band: G

Tenure: Freehold







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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.