



## Balcombe Road, Pound Hill

Guide Price £600,000 – £625,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Within a short walk of Three Bridges trainline station
- Believed to date back as far as 1895
- Three large double bedrooms
- Downstairs w/c, downstairs shower room and family bathroom
- Garage converted into usable outbuilding (power, insulated, double glazing)
- Private driveway for numerous vehicles
- Large private garden
- Council Tax Band 'F' and EPC 'E'

A beautifully presented three bedroom detached character property located in the sought after area of Worth. Forge Cottage is believed to date back as far as 1895 and is an original farmhouse and accessed just off the Balcombe Road.

You are greeted onto a gated and tarmacked drive with parking for numerous vehicles.

Upon entering the property, you find yourself in a large hallway with access to the sitting room and living room, downstairs w/c and stairs leading to a galleried landing. From the hallway a wooden latch door leads to a generously sized living room, great for entertaining, with exposed wooden beams, windows to rear and door leading to garden. The property holds character features while still providing a modern style with a media wall and log burner. To the other side of the hallway is the sitting room which is of a good size with bay window to front and leads through to the kitchen.







The kitchen has been fitted with a range of wall and base units incorporating cupboards and drawers with work top surfaces, space for powered RangeMaster, built-in fridge freezer plumbing and wall mounted combi boiler.

Leading off the kitchen you will find yourself in an extended part of the property with a pitched roof and footings for a double storey extension (STPP). This room is currently being used as the dining room, with window to rear and shower room to back of the extension comprising of shower cubicle, low level WC and wash hand basin.

Stairs from the hallway lead to the airy galleried first floor landing. Off the landing you have access to three double bedrooms and a family bathroom. The master bedroom offers wooden fitted wardrobes a window to front of the property and a feature fireplace. The second and third bedroom are also double bedrooms, overlooking the rear aspect. Also leading from the landing is a family bathroom, fitted with a low-level WC, wash hand basin and bath.

Outside there is a large private garden with access to a previous garage, which has now been fully insulated, installed with power and double glazing. This outbuilding now has great potential to be used for an office, bedroom or gym.





Main area: Approx. 126.7 sq. metres (1364.1 sq. feet)

Plus outbuildings: approx. 14.4 sq. metres (155.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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