



Forest View, Blackhouse Road, Colgate, RH13 6HS

Guide Price £625,000 - £650,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- 2 reception rooms
- 3 storey semi detached house of 1,756 sq ft built in the 1930s
- Driveway for 2 vehicles and 20'11 x 11'1 garage with power
- 114' rear garden
- First time to market in 21 years
- 3 bath/shower rooms (1 en suite)
- Superb views to front and rear
- Semi rural but conveniently located for schools, transport links and walks

A spacious and superbly located 4 bedroom, 2 reception room, 3 storey semi detached house of 1,756 sq ft, built in the 1930s with fantastic views, 3 bath/shower rooms, driveway for 2 vehicles, 20'11 x 11'1 garage and 114' garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



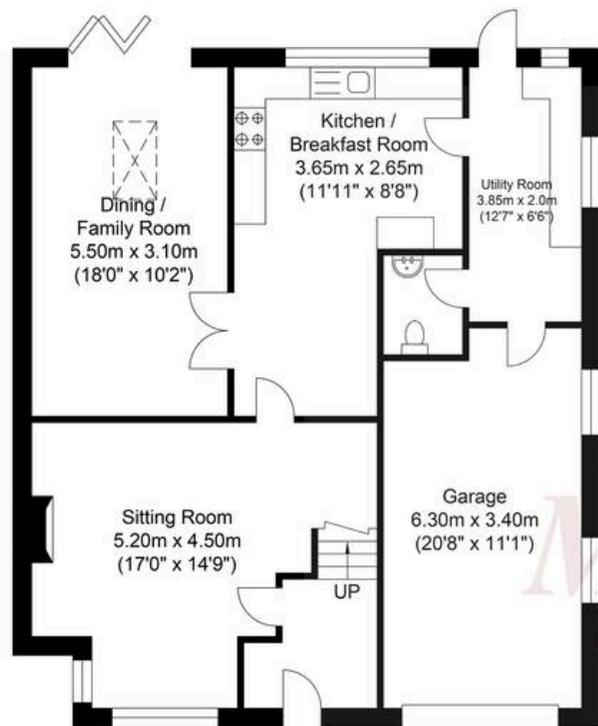


A spacious and superbly located 4 bedroom, 2 reception room, 3 storey semi detached house of 1,756 sq ft, built in the 1930s with fantastic views, 3 bath/shower rooms, driveway for 2 vehicles, 20'8 x 11'1 garage and 114' garden. The property is situated in this ever so popular hamlet within a semi rural but convenient position, close to excellent schools, major transport links and stunning walks. The accommodation comprises: entrance hallway, bay fronted sitting room with open fire, and great sized dining/family room with under floor heating and bi-folding doors onto the garden. The kitchen/breakfast room with under floor heating is fitted with an attractive range of units, Oak work surfaces and space for domestic appliances. The utility area provides rear access, cloakroom and door into the integral garage. On the first floor there is a principal bedroom with breath-taking outlook over fields and towards the forest. There are bespoke wardrobes by Sharps and en suite shower room. There are 2 further double sized bedrooms (one with fitted wardrobes) and family bathroom. On the top floor there is a 4th bedroom and shower room with eaves storage. Benefits include double glazed windows and oil fired central heating to radiators (boiler located externally). A driveway provides parking for 2 vehicles, leading to the 20'8 x 11'1 integral garage with power and workshop area. The 114' x 32' rear garden is a particular feature with amazing outlook over adjoining paddocks. The garden is predominantly lawned with paved patio, decked seating area, 2 sheds, greenhouse with power and log store.

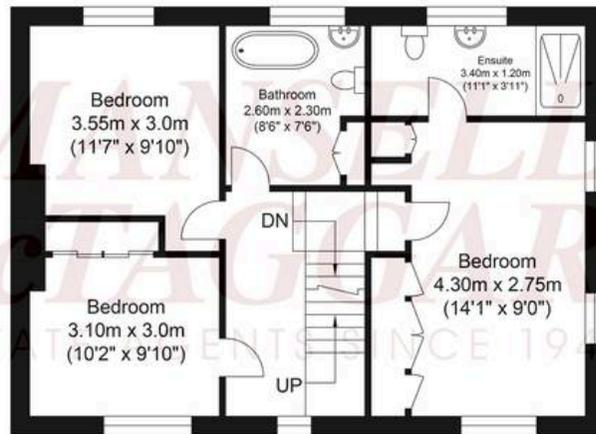


This property is situated in the village of Colgate with popular public house, church, village hall and primary school. The vibrant town of Horsham is nearby and offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

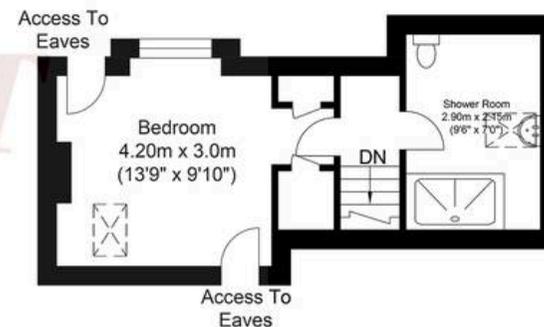




Ground Floor
Approximate Floor Area
934.30 sq ft
(86.80 sq m)



First Floor
Approximate Floor Area
581.89 sq ft
(54.06 sq m)



Second Floor
Approximate Floor Area
240.25 sq ft
(22.32 sq m)



Approximate Gross Internal Area (Including Garage) = 163.18 sq m / 1756.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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