



Forest Lodge, Brighton Road, Lower Beeding, RH13 6PP

In Excess of £1,250,000



A charming and unique 5 double bedroom, 3 reception room Victorian detached house which has been suggested was built for the head gardener of the Cyder House estate who created the nearby Leonardslee gardens and occupies a truly delightful plot with total seclusion and being sold with no chain. The accommodation comprises: porch, tiled entrance hallway with original bell, cloakroom and family room with bespoke cabinetry and open fire. The well-proportioned sitting room and formal dining room are both equipped with open fires and simply ideal for family get-togethers. A kitchen/breakfast is fitted with an attractive range of units and leads into the useful boot/utility room with Belfast sink and access onto the patio. A staircase from the kitchen/breakfast room rises to a guest bedroom (also accessed off the 3rd bedroom of the main house). From the entrance hallway stairs lead to the first-floor landing with fine southerly outlook. The double aspect principal bedroom enjoys pleasant south/westerly views, fitted wardrobes and en suite shower room. There are 2 further generous sized bedrooms with fitted storage and family bathroom. The 4th bedroom leads into the final double sized bedroom. The 4th bedroom could be converted into a further en suite to this bedroom, if required and would make a perfect area for a relative or teenager. Benefits include original and some replacement Sash windows and oil-fired central heating to radiators. A driveway provides parking for 4 vehicles, leading to the detached garage/workshop with power and heating. This lends itself for conversion into a gym or art studio. The 0.50 acre zoned plot is a particular feature, offering an excellent degree of privacy and a dream for keen gardeners and young families. A functional well with secure grate is located next to the garage. A pretty patio leads off the kitchen and fire-pit area with log store is screened by a hedgerow. The outdoor kitchen offers a perfect area for those summer nights with friends and family. Supplied with electrics - powering the fridges, lighting and sound system. There is also running cold water for washing down glasses and dishes. Those that 'work from home' have the advantage of a newly installed studio with attached store room, double glazed windows, power and internet connection. The 285' x 68' formal garden with expansive lawn, deep mature hedgerows and extensive shrubs and bulbs leads via an archway into the informal garden which is split into 4 quadrants. Firstly a garden room with potting sheds and raised borders, a chicken coop which is prime for planting fruit, wild flower area with 2 cherry trees and finally a recycling area with composting bins and wild flowers. A seating area at the rear of the plot enjoys some stunning views over the Lodgers garden centre and pond and a dream spot for a sunowner or two. Planting in the garden. Spring - daffodils, tulips, bluebells, snow drops, lily of the valley and hellebores. Late Spring - rhododendrons, azaleas, 3 examples of magnolias, clematis and roses.

A charming and truly unique 5 double bedroom, 3 reception room Victorian detached house which has been suggested was built for the head gardener of the Cyder House estate who created the nearby Leonardslee gardens and occupies truly delightful plot with total seclusion.

Council Tax band: G

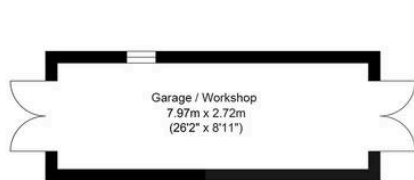
Tenure: Freehold

EPC Energy Efficiency Rating: E

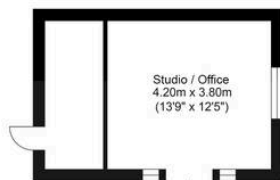
- 5 double sized bedrooms
- 3 generous reception rooms with open fires
- Fantastic Victorian detached house which has been suggested was built for the head gardener of the adjoining estate
- Large driveway plus garage with power and heating
- Incredibly private and mature plot that extends to 0.50 acres
- No onward chain
- Principal bedroom with en suite and fine views
- Beautifully presented and versatile accommodation
- Striking distance of highly regarded schools, major transport links, gorgeous walks and Horsham town centre
- Outdoor kitchen and home office



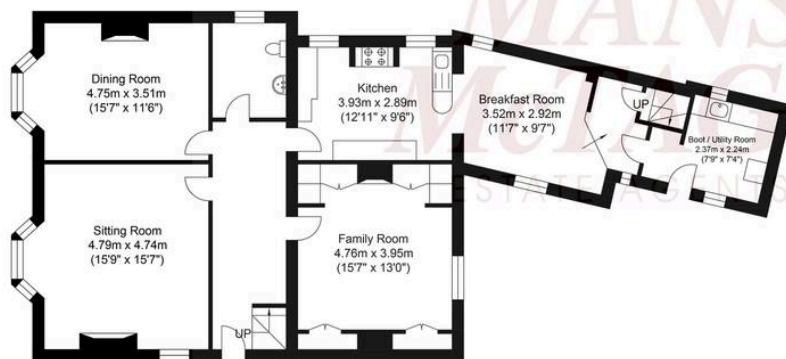




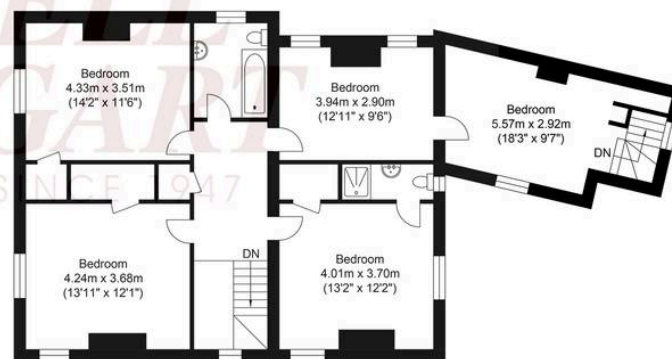
Outbuilding
Approximate Floor Area
236.80 sq ft
(22.0 sq m)



Outbuilding
Approximate Floor Area
237.23 sq ft
(22.04 sq m)



Ground Floor
Approximate Floor Area
1153.24 sq ft
(107.14 sq m)



First Floor
Approximate Floor Area
1085.64 sq ft
(100.86 sq m)



Approximate Gross Internal Area (Excluding Annexe) = 208.0 sq m / 2238.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.