



## The Old Smithy, Bines Road

Guide Price £650,000

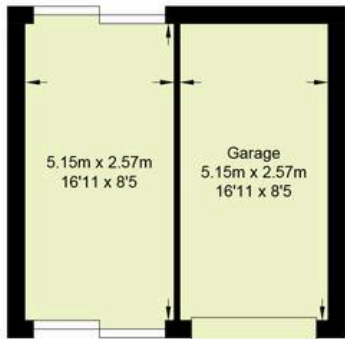
# The Old Smithy

Bines Road, Horsham

This delightful property has a superb arrangement of living and bedroom space arranged over two floors as well as a private rear garden which also includes a further outside studio room/garden room. The location is ideal for access to nearby countryside, a selection of well-regarded local pubs and restaurants, as well as Horsham town centre, with commuter routes to both London and Brighton.

To the ground floor; a reception hallway welcomes you and leads into a fabulous L shaped open plan living room which has a light and airy feeling due to the double aspect and vaulted ceiling, the character continues with an exposed brick fireplace - a nod to the original Smithy's fire and anvil of bygone years. Further living space to the ground floor provides a separate dining room which enjoys views over the rear gardens. The kitchen/breakfast room is a superb social hub to this home and boasts a range of wall cupboards with under-lighting, and drawer units, built in appliances, and space to accommodate a range cooker. The worktops are of granite, and the floor is terracotta tiling. There is also the clever use of built in display shelving and book casing. Also of note to the ground floor is a large and useful utility room, a cloakroom and a work from home office/study.

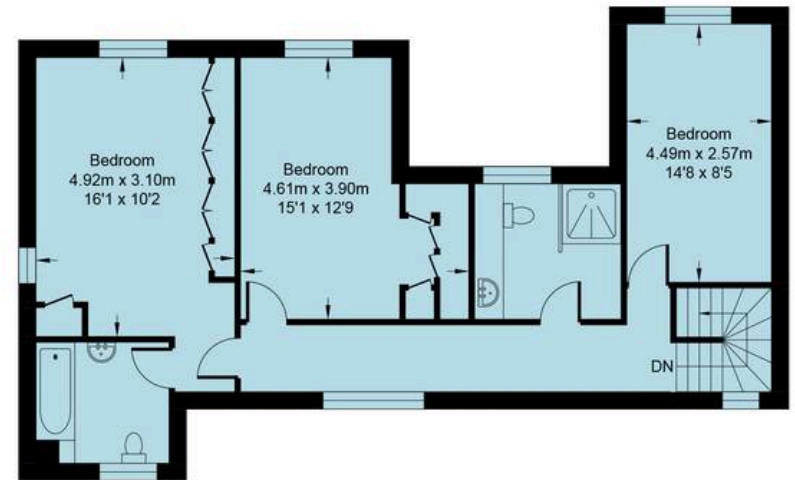




GARAGE



GROUND FLOOR



FIRST FLOOR

## Bines Road

Approximate Area = 1951.4 sq ft / 181.3 sq m

Garage = 290.6 sq ft / 27.0 sq m

Total = 2242.0 sq ft / 208.3 sq m

For identification only - not to scale







To the first floor, the walk through landing leads to the guest bedroom suite which has a selection of fitted wardrobe space, and an adjoining en-suite bathroom with a low level WC, wash hand basin and a bath. There are two further bedrooms, one of which is the principal bedroom, with fitted wardrobes, as well as a large family bathroom which has a large walk-in shower and a wash hand basin and a low level WC with plenty of vanity storage cupboards.

The property has driveway parking for several vehicles at the front aspect. The rear garden has two separate zone areas one of which is hard landscaped and ideal for outdoor dining and entertaining throughout the summer months. There is a detached garage/store which has also a separate garden room/studio with sliding patio doors to both the front and rear aspect - this is ideal as a garden kitchen, hobbies room, or gym space. There is a large entertainment terrace to the rear of the garden room, which leads onto the lawned garden with herbaceous borders that add colour and interest.

- Character Features
- Three Bedrooms
- Two Bathrooms and WC
- Garden Room
- Utility Room
- Dining Room
- Office
- Garage and Off Road Parking for Several Vehicles
- Two Gardens

Council Tax band: G

EPC Energy Efficiency Rating: D







## Henry Adams – Horsham

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