



Blacksmiths Cottage, Chapel Road
Guide price £675,000 – £695,000

Blacksmiths Cottage

Chapel Road, Horsham

An outstanding and unique beautifully presented, Grade II listed 16th Century, three-bedroom two reception room detached cottage built in the 1500s. To the ground floor, a reception porch welcomes you and leads into the reception hallway. To the ground floor is a convenient WC.

There is a separate open plan sitting room which enjoys views over the rear gardens and has direct access to the rear garden terrace.

This is adjacent to the snug which centres around a stunning Inglenook fireplace with freestanding multi fuel wood burner. There is an abundance of character due to the beamed ceilings, exposed wooden wall beams and quarry stone tile flooring.

The kitchen has a modern finish whilst retaining classic style with Corian worksurfaces running over light base units. There is a selection of integrated appliances including dishwasher, two fridges, hob and AEG oven.

There is the convenience of a separate utility room/boot room with a butler sink and an area providing storage shelves and drying facility.

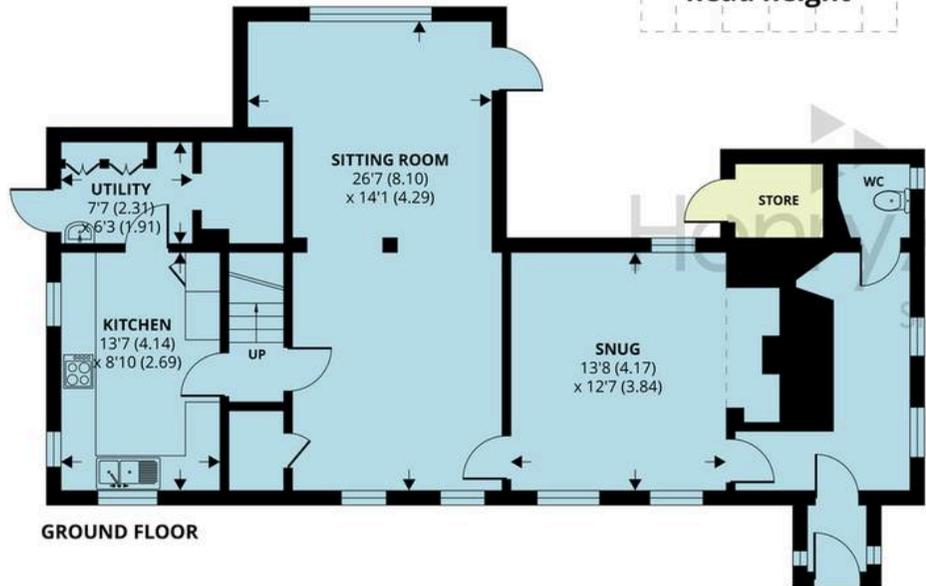
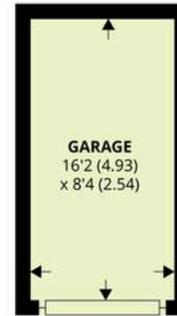
To the first floor the main bedroom enjoys views to the front and rear of the property providing a light and airy space with walk-in wardrobe/cupboard. There are two further bedrooms to the first floor, a study area and a well-equipped bathroom with walk-in shower, low-level WC and wash hand basin.







Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1737 sq ft / 161 sq m (includes garage)

Limited Use Area(s) = 26 sq ft / 3 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 1785 sq ft / 166 sq m

For identification only - Not to scale



The property is approached via a gravel driveway leading to a detached garage which has a up and over door. The front garden has beautifully landscaped borders with mature shrubs, planting and further areas of lawn plus Horsham stone pathway. The rear gardens are also laid to lawn, there is a pond feature and a selection of beds and borders with mature trees and planting. There are further patio and terrace areas ideal for outdoor dining and several seating areas ideal for taking in the sunshine whilst enjoying the atmosphere of the superb gardens and village life.

Barns Green is a desirable and scenic village, with a busy village store/post office and local pub, also in the village is Sumners Pond which has a delightful lakeside cafe,

This property is attractive by way of its differing property types, open green spaces and pleasant landscaping. The property has good access to the local primary and preschools.

For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

Council Tax band: G







Henry Adams – Horsham

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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.