



FORGE HOUSE

PLAISTOW • BILLINGSHURST

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THE STREET, PLAISTOW, BILLINGSHURST, WEST SUSSEX, RH14 0PT

Situated in the heart of this picturesque West Sussex village, this exceptional five-bedroom detached family home combines the charm and character of a traditional village property with the comfort and practicality of more modern home

Offering 1,992 sq ft of well-proportioned accommodation, excluding the double garage, the property provides an excellent layout for both everyday family life and entertaining.

The welcoming entrance hall gives access to the principal ground-floor rooms. At the heart of the home is the generous kitchen/breakfast room, fitted with an extensive range of cabinetry and enjoying direct access onto the rear terrace and garden. Alongside is a useful utility room, providing additional storage and workspace.

The kitchen is complemented by a separate 16ft dining room, a particularly bright and inviting space with French doors opening directly onto the garden. The impressive 22ft sitting room is another highlight, featuring an attractive exposed brick fireplace with wood-burning stove and further doors onto the rear terrace. Together, these three principal rooms create a wonderful connection between the house and garden and make the ground floor particularly well suited to entertaining.

A separate home office provides an ideal space for those working from home, while a ground-floor cloakroom completes the accommodation on this level.

Upstairs, the sense of space continues with five well-proportioned bedrooms arranged around the central landing. The generous principal bedroom measures over 16ft and benefits from extensive fitted storage together with a private ensuite bathroom. The remaining bedrooms are served by the family bathroom, with all five bedrooms benefiting from useful fitted wardrobes or built-in storage, making this a particularly practical family home.



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ACCOMMODATION & SPECIFICATION

Exceptional five-bedroom detached family home | Situated in the heart of a picturesque West Sussex village

Approximately 1,992 sq ft of accommodation, excluding the garage | Impressive 22ft sitting room with feature fireplace and wood-burning stove

Generous kitchen/breakfast room opening directly onto the garden | Separate 16ft dining room with French doors to the rear terrace

Dedicated home office, ideal for working from home | Principal bedroom with fitted storage and en suite bathroom

Beautifully maintained westerly facing rear garden with summer house/studio | Detached double garage and ample driveway parking





OUTSIDE

Outside, the property enjoys an attractive westerly facing rear garden. Predominantly laid to lawn, the garden is enclosed by established planting and mature boundaries, with a paved terrace running across the rear of the house and providing an ideal space for outdoor dining and entertaining. A timber summer house sits towards the rear of the garden and offers excellent potential for use as a home studio, hobby room or garden retreat.

To the front, the property is approached over a private driveway providing off-road parking and access to the detached double garage, which extends to 328 sq ft. Mature planting around the entrance adds to the attractive and established feel of the property.

A wonderfully versatile village home, combining five bedrooms, three excellent reception spaces, a home office, double garage and a west-facing garden, all within the heart of a sought-after West Sussex village.



SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band G
Local Authority	Chichester Borough Council
Services	Mains water, drainage and LPG Gas supply

**Approximate Gross Internal Area 1992 sq ft - 185 sq m
(Excluding Garage)**

Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 938 sq ft – 87 sq m

Garage Area 328 sq ft – 30 sq m





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