



**Orchid Lodge, Kerves Lane,
Horsham, West Sussex,
RH13 6EX**

Offers Over £1,500,000

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**Residential sales, lettings,
land and new homes.**

Orchid Lodge, Kerves Lane, Horsham, West Sussex, RH13 6EX



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Orchid Lodge – An Exceptional Six Bedroom Detached Residence | No Onward Chain

Built in 2017 by the current owners and offered to the market with no onward chain, Orchid Lodge is a beautifully designed, individually built detached family home extending to approximately 6,394 sq.ft. including the garage and outbuildings. Set within generous grounds, this impressive residence combines substantial family accommodation with outstanding leisure and lifestyle facilities, creating a truly unique home.

Designed with modern family living in mind, the property offers spacious, light-filled interiors finished to an excellent standard throughout. A welcoming reception hall leads to a superb 21' sitting room, ideal for both everyday living and entertaining, while a separate home office provides the perfect space for remote working. At the heart of the home is an impressive 28' kitchen/dining room with central island and ample space for family dining. The downstairs is complete by a utility room, separate shower room and downstairs WC.

The first floor offers five generously proportioned double bedrooms, three of which benefit from en-suite shower rooms, whilst the remaining bedrooms are served by a luxurious four piece family bathroom. A balcony provides an attractive outlook across the garden.

Occupying the entire second floor is a magnificent principal bedroom suite, creating a private retreat complete with a spacious dressing room and en-suite bathroom.

Externally, the property continues to impress. The extensive outbuildings include a heated swimming pool, separate gym, workshop, tool house and additional store, providing exceptional versatility for fitness enthusiasts, hobbyists or those requiring excellent storage.

A substantial triple detached garage offers further parking and storage, with additional office on the first floor which presents an ideal opportunity for those working from home or seeking ancillary accommodation (subject to any necessary consents). Situated on Kerves Lane, Horsham with a direct path onto Brighton Road providing easy access to the town centre.

This exceptional home offers the rare combination of modern construction, extensive accommodation and outstanding leisure facilities, making it perfectly suited to growing families or multi-generational living. With the added benefit of no onward chain, Orchid Lodge presents an outstanding opportunity for buyers seeking a high-quality home ready for immediate occupation.





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website for property**

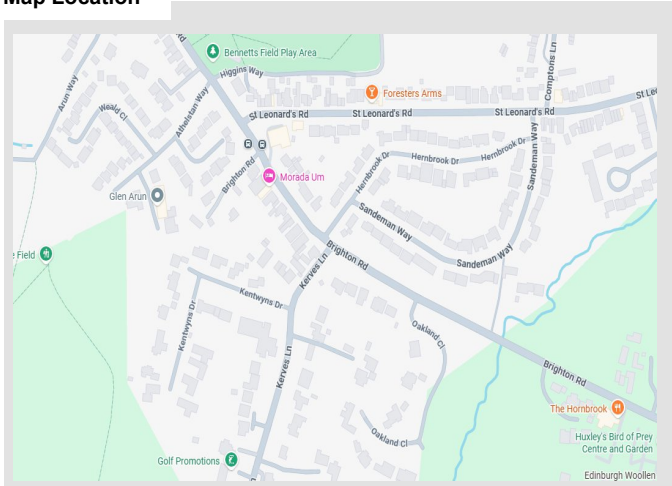


Total floor area: 594 sq.m / 6394 sq.ft (Including Garage/Outbuilding)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.



Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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