



Wildacres










Bashurst Copse, Itchingfield

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Wildacres - A handsome family home, meticulously renovated for effortless living

An impressive family home, featuring generous, beautifully-presented accommodation arranged over two floors. The property benefits from wooden flooring throughout much of the ground floor, providing an elegant and practical living and entertaining environment. It is in a quiet rural hamlet near to local village and town centre amenities.

	3 RECEPTION ROOMS		5 BEDROOMS		3 BATHROOMS
	DOUBLE GARAGE		2.44 ACRES		FREEHOLD
	RURAL		3,037 SQ FT		GUIDE PRICE £1,895,000



The property

Set within 2.44 acres of picturesque private grounds in a charming rural hamlet, this stunning 5-bedroom detached property has been lovingly renovated, offering a truly exceptional lifestyle opportunity.

Boasting over 3,000 sq ft of light-filled, flexible living space, the impressive L-shaped layout is thoughtfully designed for elegant and practical family living and entertaining. With neutral décor, high-quality finishes, and a seamless flow between generously sized rooms, the property exudes sophistication and warmth.

The welcoming reception hall leads to a magnificent triple-aspect reception room featuring a cozy fireplace and French doors that open onto the rear terrace, blending indoor and outdoor living. This space is complemented by a well-proportioned sitting room and an expansive open-plan kitchen/breakfast/living/ dining orangery, all bathed in natural light.

Upstairs, the luxurious principal suite boasts a bespoke walk-in wardrobe, a stylish dressing room, and an

en-suite shower room. Four additional bedrooms, one with its own dressing / study room, are served by a contemporary family shower room and bathroom.











Outside

The house The exterior of Wildacres enhances the appeal of this remarkable estate. Set back from the road, it is approached via a gated driveway with a turning circle leading to an attached double garage. The stunning 2.44-acre grounds, is the second largest plot on Bashurst Copse, feature lush lawns interspersed with mature planting, specimen trees, and enchanting areas of light woodland. Multiple seating terraces provide idyllic spots for alfresco dining and entertaining, all within a private, tranquil setting.

Enjoying the balance of peaceful rural living while remaining conveniently close to local amenities and less than a 10-minute drive to the town centre, Wildacres represents a rare opportunity to acquire a truly exceptional, move-in ready family home in a highly desirable location.

Location

The rural hamlet of Itchingfield has a church and farm shop and is surrounded by miles of open countryside providing stunning walks and bridle paths on the

South Downs link. Slinfold village has a village shop, pub and primary and pre-schools. Broadbridge Heath provides supermarkets, a leisure centre and primary school. The market town of Horsham offers comprehensive shopping including John Lewis at Home, Waitrose, Swan Walk shopping centre and the cobbled streets and restaurant quarter of The Carfax, together with a theatre and cinemas. Recreational and sporting facilities including swimming pools, a leisure centre, tennis courts and golf and sporting clubs. Communications links are excellent: Christ's Hospital mainline station (2.4 miles) offers regular services to London, and the A24 and local roads link to Guildford, Brighton, the M25 motorway network and London's airports. The area has a good range of state primary and secondary schooling including Tanbridge House School (rated Outstanding by Ofsted) and independent schools including Christ's Hospital, Farlington, Pennthorpe, Cottesmore and Cranleigh.



Distances

- A24 (London-Worthing road) 2.2 miles
- Slinfold 2.3 miles
- Broadbridge Heath 2.6 miles
- Horsham 3.9 miles
- Billingshurst 4.3 miles
- London Gatwick Airport 18.7 miles
- Guildford 19.5 miles
- Brighton 26.9 miles
- Central London 42.3 miles
- London Heathrow Airport 43.5 miles

Nearby Stations

- Christ's Hospital (London Victoria 1 hour)
- Horsham
- Billingshurst

Key Locations

- Warnham Local Nature Reserve
- Rookwood Golf Centre
- Horsham Golf Driving Range
- The Downs Link

- Slinfold Golf & Country Club
- Leonardslee Lakes & Gardens
- Cottesmore Hotel Golf & Country Club

Nearby Schools

- Barns Green Primary School
- Slinfold CofE Primary School and Pre School
- Christ's Hospital
- Farlington School
- Pennthorpe





Floorplans

Main House internal area 3,037 sq ft (282 sq m)
 Garage Buildings internal area 896 sq ft (83 sq m)
 Store & Garden Store internal area 196 sq ft (18 sq m)
 Total internal area 4,129 sq ft (384 sq m)
 For identification purposes only.

Directions

RH13 0NZ

///What3words: handbag.donation.vowed - brings you to the driveway

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity, oil fired heating and private drainage which we understand is compliant to current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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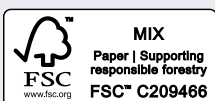
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