

Water Farm  
Bashurst Hill, Itchingfield, West Sussex



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A beautifully presented four-bedroom detached home featuring an impressive vaulted garden room and generous gardens, set in a peaceful and highly sought-after West Sussex location.

#### Property

Water Farm is an attractive detached home offering over 2,500 sq ft of flexible, light-filled accommodation arranged over two floors. Characterised by its charming timber-clad elevations and well-presented interiors, the property is ideally suited to modern family living, with a layout that balances open-plan spaces and more formal rooms.

The principal reception space is a generous sitting room, which flows seamlessly into a striking garden room. This impressive space features a vaulted ceiling with exposed oak timbers, a wood-burning stove and French doors opening onto the garden, creating an ideal setting for both everyday living and entertaining. The ground floor also includes a well-proportioned dining room, well suited to family meals and more formal occasions, a living room and a study/bedroom 4, providing an ideal home office. The kitchen is well appointed with wooden cabinetry and modern work surfaces, complemented by a spacious utility/boot room offering further storage and side access. There is also a family bathroom on this level provide excellent flexibility for guests or multi-generational living.

On the first floor, there are three further bedrooms arranged around a central landing, including a principal room with bedroom and dressing room and a particularly generous second bedroom extending to over 18 ft. There is also a modern family shower room, while access to eaves storage enhances the practicality of the accommodation.



#### Outside

The property is approached via a gated gravel driveway providing ample parking. The gardens wrap around the property and are mainly laid to lawn, bordered by mature hedging and trees providing a good degree of privacy. A paved patio adjoins the house, offering a pleasant space for outdoor dining and entertaining.

#### Location

Water Farm occupies an enviable semi-rural position on prestigious Bashurst Hill in Itchingfield, offering a refined balance of tranquil country living and convenient access to the thriving market town of Horsham. Renowned for its historic charm, Horsham provides an extensive range of high-end shopping, including Waitrose and John Lewis at Hom, alongside a vibrant culinary scene centred on East Street. For day-to-day needs, the nearby villages of Barns Green and Southwater offer a selection of traditional pubs and local amenities. The area is particularly well regarded for its excellent choice of independent schools, including the world-renowned Christ's Hospital, with Farlington, Pennthorpe and Cranleigh all within easy reach. Recreational opportunities are plentiful, with Slinfold Golf & Country Club nearby and an extensive network of bridleways and footpaths across the surrounding Sussex Weald. Communications are excellent, with mainline rail services from Horsham and Christ's Hospital to London Victoria and London Bridge in under an hour. The A24 and A23 provide convenient access to the M25 and the wider motorway network, while Gatwick Airport is approximately 15 miles distant.

Postcode region: RH13

#### General

Local Authority: Horsham District Council  
Services: Mains water and electricity, LPG gas and private drainage that we understand is compliant with current regulations  
Council Tax: Band: G  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,553 sq ft (237 sq m)

4 reception rooms

4 bedrooms

2 bathrooms | Gated parking

Garden

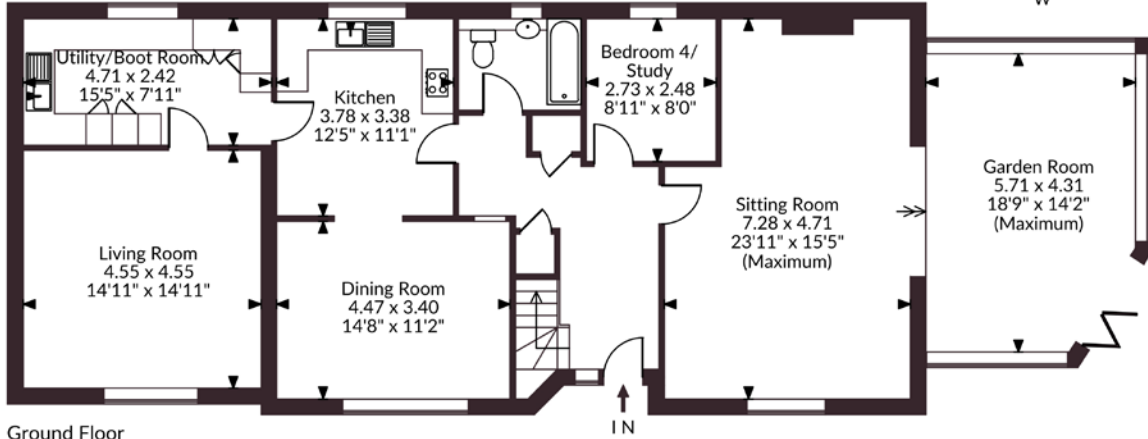
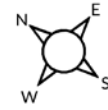
Freehold

Semi-rural

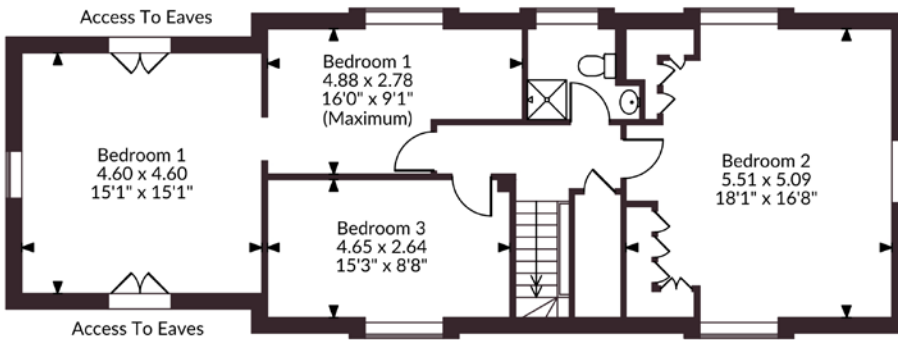
Guide price £1,100,000



Water Farm, Bashurst Hill, Itchingfield  
 Internal area 2,553 sq ft (237 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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