



# Millmead

Billingshurst Road, Broadbridge Heath, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A detached five bedroom country home with swimming pool and 0.65 acre grounds located in a beautiful rural setting

A double-fronted period property, with attractive period features including a turret, leaded casement glazing and exposed beams to provide an elegant and practical living and entertaining environment. Set in a private lane near to local village and town centre amenities.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**2 GARAGES**



**0.65 ACRE**



**FREEHOLD**



**SEMI-RURAL**



**2,594 SQ FT**



**GUIDE PRICE  
£1,550,000**



### The property

Millmead is an attractive wisteria-clad double-fronted property offering almost 2,600 sq ft of light-filled flexible accommodation arranged over two floors.

The accommodation flows from a welcoming reception hall featuring an exposed brick open fireplace, a useful walk-in storage cupboard, and a cloakroom along with access to the rear terrace. From here, a door leads into the drawing room, which offers an exposed brick chimney breast with an open fireplace, flanked on either side by bespoke shelving. This space opens into a generous family/sitting room with additional fitted shelving and a door to the dining room. The dining room provides access to a triple-aspect conservatory with a vaulted glazed roof and French doors opening to the garden. A further door from the family/sitting room leads into the kitchen/breakfast room, which features flagstone flooring, a range of bespoke Clive Christian wall and base units, complementary work surfaces and splashbacks, a

Belfast sink, cast iron cooker, modern integrated appliances, and space for a generous table. French doors open onto the terrace, while a neighbouring fitted utility room includes a Belfast sink, a striking exposed brick corner turret, and a stable door leading to the barbecue area.

The first floor provides four double bedrooms, three with front aspect glazing affording views towards the River Arun and another currently configured as a study with fitted shelving and storage, together with a family bathroom. A turreted spiral staircase rises from the utility room to the principal bedroom suite, also accessible from the main landing, providing an L-shaped dual aspect bedroom with fitted storage and a spacious dedicated bathroom with freestanding rolltop bath and separate shower.





## Outside

The property is approached over a driveway and block-paved forecourt providing private parking and giving access to a detached garage, a further detached garage being accessible directly from the lane, a neighbouring five-bar gate giving access to the end of the garden. The well-maintained formal garden surrounding the house, a particular feature of this property, is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a swimming pool with paved surround, a summer house, garden store, covered barbecue area neighbouring the turret, vegetable garden with raised beds and a spacious stone terrace with a feature planted well. The whole, screened by mature hedging and trees, is ideal for entertaining and al fresco dining.

## Location

Located on a private lane flanking the River Arun, the property sits near to Broadbridge Heath village which has amenities including a convenience store, Tesco

Extra, pub and primary school. Further amenities are available in Warnham and Slinfold villages and in the market town of Horsham which provides independent and national stores, supermarkets including Waitrose, a shopping centre, restaurant quarter, theatre, cinema, leisure centre, sports club with cricket, tennis, hockey and squash clubs and golf courses at Manning Heath and Slinfold Golf & Country Club. Enjoy the convenience of having the coast just at 35 minutes drive away. Communications links are excellent: Christ's Hospital station (3.1 miles) offers regular commuter services to central London, the A24 links to the south coast and to the M23 and motorway network, giving further access to London and its airports.



## Distances

- Broadbridge Heath 1.0 mile
- A24 (London-Worthing road) 1.1 miles
- Warnham 2.0 miles
- Slinfold 2.1 miles
- Horsham 2.4 miles
- London Gatwick Airport 17.6 miles
- London Heathrow Airport 37.3 miles
- Central London 40.7 miles

## Nearby Stations

- Christ's Hospital

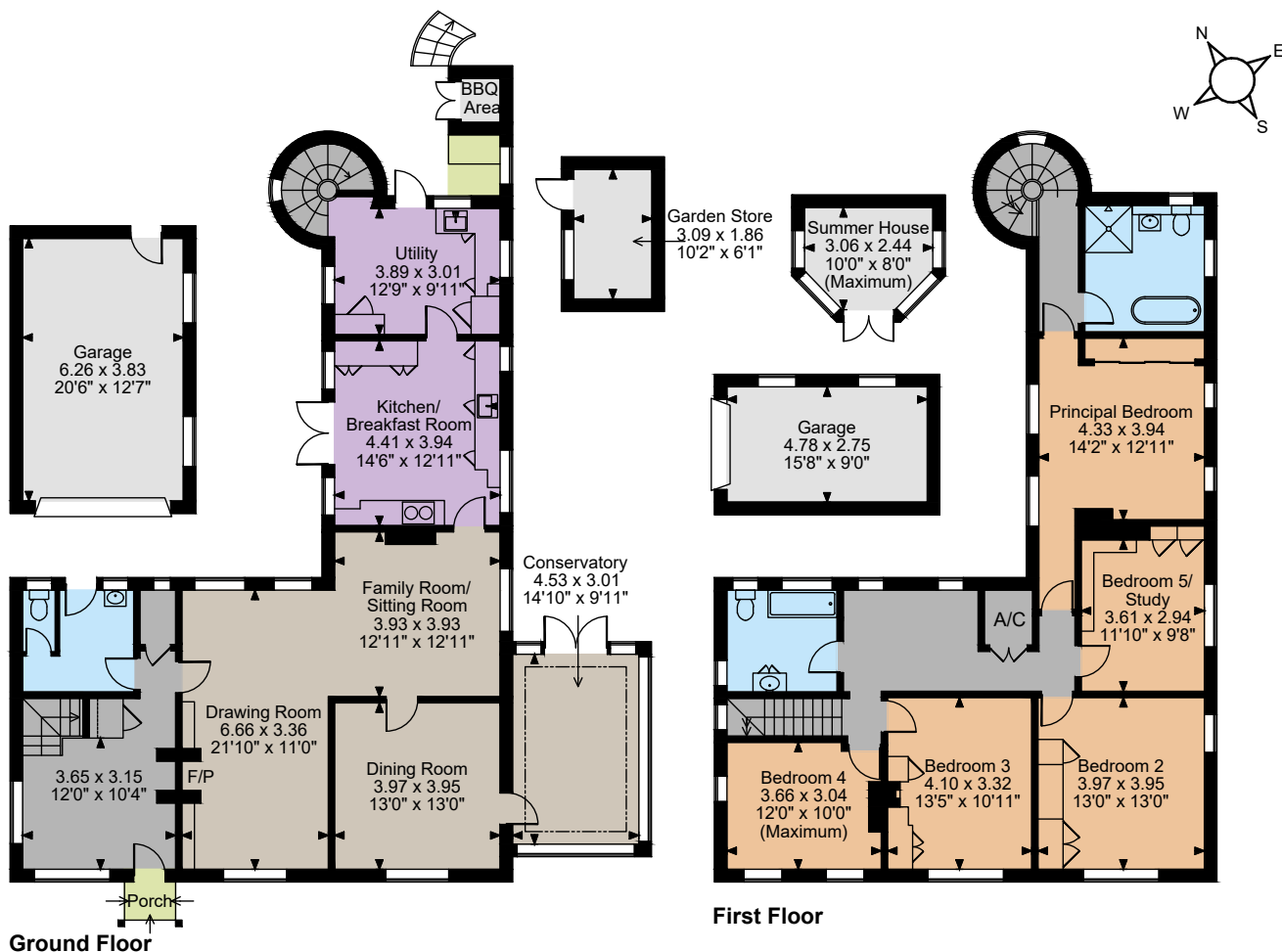
## Key Locations

- Warnham Local Nature Reserve
- Southwater Country Park
- Summer Ponds
- Leonardslee Lakes & Gardens
- South Lodge

## Nearby Schools

- Farlington
- Pennthorpe
- Christ's Hospital





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

Main House internal area 2,594 sq ft (241 sq m)  
Garage internal area 399 sq ft (37 sq m)  
Outbuildings internal area 144 sq ft (13 sq m)  
Total internal area 3,137 sq ft (291 sq m)  
For identification purposes only.

## Directions

RH12 3LR  
what3words: ///poetic.bump.closet

## General

Local Authority: Horsham District Council  
tel: 01403 215100

Services: Mains water, electricity and private drainage (compliant with current regulations). Oiled fired heating.

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

Council Tax: Band H

EPC Rating: E

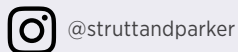
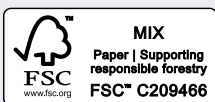
## Guildford

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