



# Little Daux Farm

East Street, Billingshurst, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A charming farmhouse with separate barn and idyllic gardens and grounds extending to 1.76 acres

A delightful period farmhouse with extensive grounds and several outbuildings, set in a highly desirable position on the edge of the village of Billingshurst. The property retains plenty of its original character features and high-quality contemporary fittings to create a thoroughly attractive home, while outside there are splendid gardens and wider grounds, backing onto open countryside.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**1.76 ACRES**



**FREEHOLD**



**RURAL**



**2,676 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Little Daux Farm is a charming Grade II Listed farmhouse with outbuildings and extensive grounds, occupying a peaceful yet convenient location on the edge of Billingshurst, yet just moments from beautiful rolling countryside. The property dates from the 17th century and features splendid elevations of red brick and tile, while inside there are exposed timber beams and impressive brick-built fireplaces, alongside elegant, understated décor and styling.

Entering the main drawing room, you are greeted by a comfortable reception room with space for a seating area, with the room dominated by the imposing brick-built inglenook fireplace with its original timber lintel. Further space in which to relax comes in the form of the adjoining sitting room, which features a dual aspect, a smaller open fireplace and built-in shelving and storage. Also on the ground floor is a study for private home working and a large, open-plan kitchen and breakfast room. There is space for a family dining table, while the kitchen is fitted with shaker-style units in grey fitted just over a year ago, wooden

worktops and a breakfast bar, as well as a butler sink and integrated appliances. Further space for home storage and appliances can be found in the walk-in larder and the utility room towards the rear with pale grey shaker units, integrated fitted appliance and butler sink, as well as in the cellar.

The first floor offers four well-presented double bedrooms, including the principal bedroom with its built-in wardrobes and en suite bathroom. Each of the three additional first-floor bedrooms has fitted storage, while there is also a family bathroom with a corner bathtub. The second floor provides a further two double bedrooms, each accessed via their own staircases.





## Outside

The house is situated along a singletrack lane, which also provides access to neighbouring properties, with a gravel driveway, which leads to the detached barn and garage at the side providing parking or workshop and storage space. The gardens are mostly to the rear of the house, and feature a patio area for al fresco dining, a brick-built well and an area of lawn, dotted with fruit trees and bordered by hedgerows, trees and various established shrubs. There is also a timber-framed summerhouse and a greenhouse, while the wider grounds have a large gravel courtyard area, open field providing grazing pasture, a sand school and a barn. In all the plot extends to 1.76 acres.

## Location

The property is located in a sought-after position on the edge of the popular village of Billingshurst, backing onto beautiful rolling countryside. Billingshurst village offers a variety of shops and amenities for everyday needs including a leisure centre with swimming pool and a mainline station to London Victoria (approx.71 minutes). The historic market town of Horsham provides a more

comprehensive range of facilities including Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavillions Leisure Centre, Horsham Sports Club, The Capitol (a multi-purpose arts venue) and a mainline railway station providing links to both London Bridge and London Victoria.

There are excellent road connections to Guildford, Brighton, Gatwick Airport, and the M25 Motorway Network, and the area is well served with excellent schools in both the state and private sector, notably The Weald, Farlington, Christ's Hospital and Pennthorpe.



## Distances

- Billingshurst 0.5 miles
- Pulborough 6.0 miles
- Broadbridge Heath 6.5 miles
- Horsham 8.0 miles
- Storrington 9.0 miles
- Guildford 18.0 miles

## Nearby Stations

- Billingshurst
- Christ's Hospital
- Pulborough
- Horsham

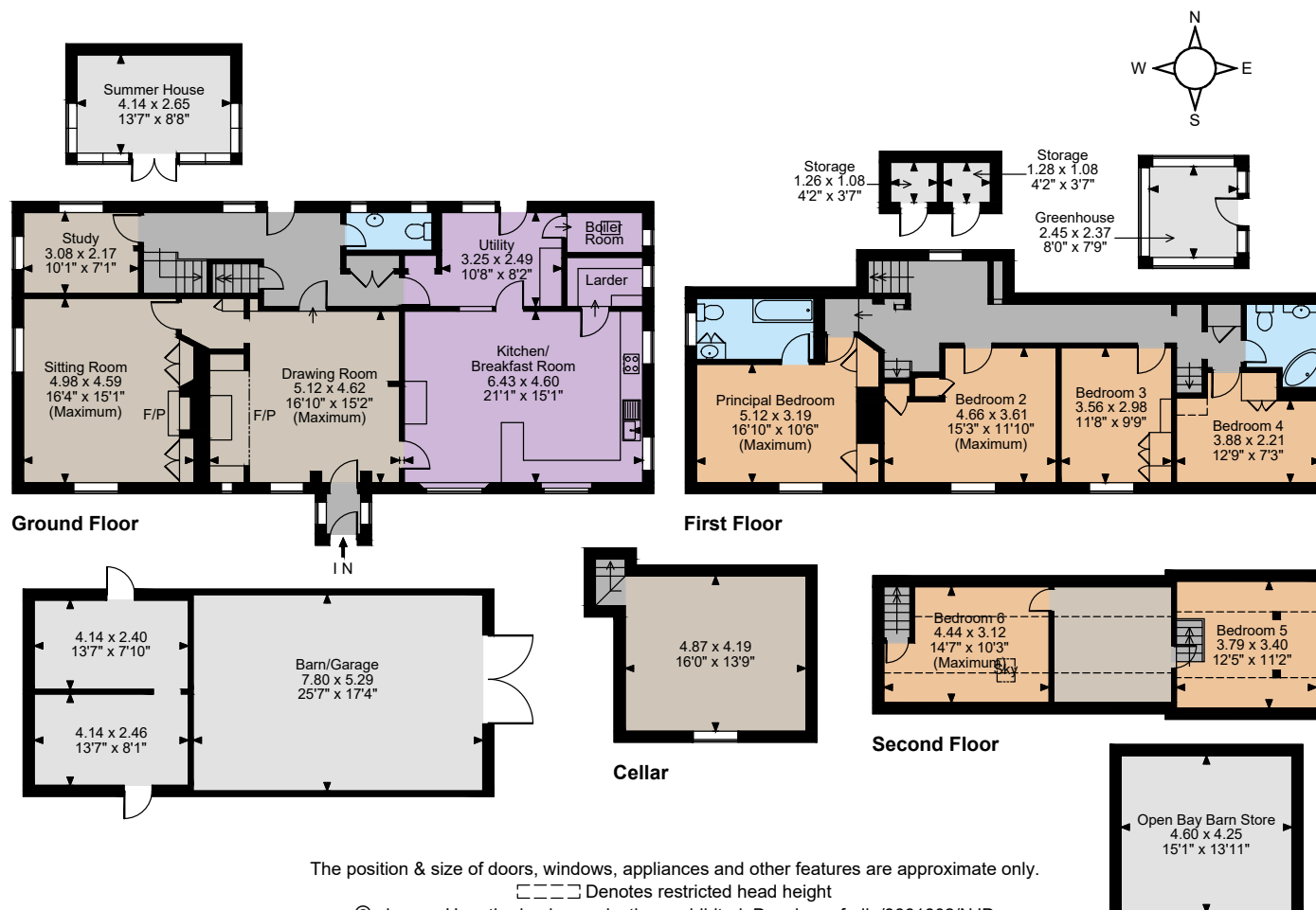
## Key Locations

- South Downs National Park
- Surrey Hills National Landscape
- Winkworth Arboretum

## Nearby Schools

- Billingshurst Primary Academy
- The Weald School
- William Penn School
- Farlington
- Christ's Hospital
- Pennthorpe





## Floorplans

Main House internal area 2,676 sq ft (249 sq m)  
 Garage internal area 444 sq ft (41 sq m)  
 Outbuildings internal area 645 sq ft (60 sq m)  
 Total internal area 3,765 sq ft (60 sq m)  
 For identification purposes only.

## Directions

RH14 9DB

what3words: ///gobbles.brownish.planet

## General

Local Authority: Horsham District Council  
 tel: 01403 215100

Services: Mains water, LPG gas, electricity. Private drainage (Installed pre 1983)

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

Council Tax: Band G

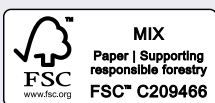
EPC Rating: TBC

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

guildford@struttandparker.com  
 struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited