



Grainingfold, Five Oaks, Billingshurst, West Sussex

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Grainingfold Five Oaks, Billingshurst, West Sussex RH14 9AT

A country house with extensive accommodation and outbuildings in grounds of 16 acres

Billingshurst Railway Station 2.8 miles (London Victoria 1 hour and 12 mins), Horsham 6 miles, Guildford 17 miles, Gatwick 20 miles, Brighton 27 miles, Central London 43 miles

Front and back halls | Reception room | Drawing room | Family/sitting room | Dining room | Study Kitchen/breakfast room | Pantry/larder | Utility/laundry room | 2 Cloakrooms | Cellar | Principal bedroom with en suite bathroom | 6 Further bedrooms, 1 en suite | 2 Family bathrooms WC | 2 Stable blocks | Garage with room over Workshop | Greenhouse | Pool with pool pump room | Tennis court | Gardens | About 16 acres Further land available by separate negotiation EPC rating F

The property

With handsome architecture, lofty sash windows and heritage features, Grainingfold offers almost 5, 500 sq. ft of accommodation arranged over three floors, with a subterranean cellar for storage. The characteristics, proportions and versatility of this house provide scope to create a stunning rural residence once a programme of upgrading has been carried out. The ground floor rooms currently comprise five reception areas which include a split-level drawing room and a family room, both with French doors to the garden. Fitted with wooden cabinetry and featuring a length of units with a breakfast bar, the convivial kitchen/breakfast area is centred around a red Aga, with ancillary space provided by an adjoining larder and a separate utility/laundry room which has an external door. Glorious, elevated countryside views can be

enjoyed from the first floor rooms which are reached via two disassociated stairways. There are six bedrooms, two with en suite facilities, and two family bathrooms, with a door concealing a further staircase leading to the top of the house and an additional bedroom, with loft access. There is the potential to form supplemental accommodation, with the garage outbuilding having an external stairway to a spacious upper floor with sink facility.

Outside

The property is approached via a private rural lane onto a driveway leading past the collection of versatile-use outbuildings and to an expanse of gravelled hardstanding at the frontage of the home. Floral climbing shrubs adorn the front elevation of the house, with steps rising to the entrance portal which has a skylight window over the panelled door and is framed by pilasters. The grounds are mainly laid to lawn and can be explored via several pathways which offer a journey through the extensive garden. Features include majestic mature trees; lengths of clipped, evergreen hedging; planted beds and paved terraces offering settings for al fresco dining and relaxation. An outdoor pool has a paved surround for lounging and there is also an enclosed tennis court in need of an overhaul. In all the grounds extend to 16 acres.

Location

Grainingfold occupies a secluded location on the rural fringes of the hamlet of Five Oaks, which lies just to the north of Billingshurst, where amenities include shops, a medical centre, butcher, cafes, pubs and restaurants. The village also offers a leisure centre with gym and swimming pool, along with a mainline station with regular services to London Victoria and the south coast. The market town of Horsham is within easy reach and provides a comprehensive range of facilities. There are excellent road connections via the A272 and A24 to access Guildford, Brighton, Gatwick Airport and the M25 Motorway Network. Well-regarded schooling in the vicinity includes Farlington, Dorset House, Christ's Hospital, The Weald,













Floorplans
Grainingfold Five Oaks, Billingshurst
Main House internal area 5,465 sq ft (508 sq m)
Garage internal area 442 sq ft (41 sq m)
Outbuilding internal area 2,490 sq ft (231 sq m)
Total internal area 8,397 sq ft (780 sq m)
For identification purposes only.



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

What3Words:///airtime.circulate.gown
Leave Horsham on the A281 Guildford Road, bypass Broadbridge Heath on the A264. At the Newbridge roundabout take the first exit, continuing on the A264 signposted Billingshurst. On entering Five Oaks the driveway to Grainingfold will be found on the left.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, oil fired heating, PLG gas to hob and private drainage which may not be compliant to current regulations. Further information is being sought. Swimming pool has its own boiler.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,850,000

NOTE: Further 26 acres available by separate negotiation.

Guildford

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