



Glebe House, Fulfords Hill, Itchingfield, Horsham
West Sussex

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Glebe House Fulfords Hill, Itchingfield, Horsham, West Sussex RH13 0NX

A handsome village home in the lea of the parish church, with countryside vistas and easy access to amenities.

Christs Hospital railway station 1.4 miles,
Horsham 3.8 miles, London Gatwick Airport 17 miles, Guildford 20 miles, Brighton 25 miles, Central London 42 miles

Porch | Reception hall | Drawing room | Family room | Study | Kitchen/breakfast/dining room
Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Bed 5/Study | Family bathroom | Double garage
Workshop/garden store | 0.55 acre grounds
EPC rating TBC

The property

Glebe House is an attractive semi-rural residence which offers over 2500 sq. ft of versatile, light and airy accommodation, with a pleasing open ambience. On entering, beautiful classic stone tiling in the vestibule presents a heartwarming arrival, with a spot to cast off and store outdoor wear and a glazed door to the reception hall. Generously-proportioned and with a double-aspect, the drawing room is centred around a log-burner, whilst the adjacent flexible-use study features parquet flooring and would provide an excellent refuge for a home worker. A family room to the opposite aspect of the internal layout, offers an alternative quiet space to relax, as well as options for use as a music room or children's playroom. Filled with natural light, the sleek kitchen and interconnecting dining room provide a convivial setting with a sunny southerly outlook and French doors to the garden, whilst ancillary

space is offered by the adjoining utility room. The roomy landing on the first floor gives access to five rooms and a family bathroom, with the upper level accommodation enjoying elevated vistas over the surrounding landscape. The spacious principal bedroom offers a luxurious retreat with a large en suite featuring a freestanding, claw-foot tub and a corner shower cubicle.

Outside

A timber five-bar gate marks the access point onto a swathe of gravelled driveway at the home's front with the garage outbuilding alongside. The mature, wrap-around garden at Glebe House offers an outdoor haven with beds containing colourful mature shrubs and perennial plants, and expanses of lawn interspersed with specimen trees. Timber post-and-rail fencing at the rear margin is adorned with espalier trees and affords an outlook to the rural terrain beyond the plot, whilst the side of the home has a view across to the parish church. Paved terraces offer opportunities for outdoor dining and relaxation and a large workshop provides storage and/or a handcraft outbuilding.

Location

The semi-rural village of Itchingfield is situated to the south-west of Horsham with the property a mere 0.5 mile away from an award-winning farm shop which offers seasonal produce from local suppliers, along with a coffee shop. Day-to-day amenities can be found in the nearby villages of Barns Green and Slinfold, with the latter offering a Golf & Country Club. In nearby Horsham, there is a thriving restaurant and café scene, with West Street and Swan Walk offering comprehensive shopping, in addition to the John Lewis and Waitrose stores on Albion Way. Horsham Park has tennis courts, a swimming complex and gymnastics centre and there is a wide selection of sport and leisure facilities for all ages within the town. Well-regarded schooling in the vicinity includes Farlington School, Christ's Hospital and Penntorpe Preparatory School.





Floorplans

Glebe House Fulfords Hill, Itchingfield, West Sussex
Main House internal area 2,571 sq ft (239 sq m)
Garage internal area 529 sq ft (49 sq m)
Outbuilding internal area 366 sq ft (34 sq m)
Total internal area 3,466 sq ft (322 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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Direction

From the A24, take the exit to join the A264. At the roundabout, take the 1st exit onto Five Oaks Road and after approximately 0.8 mile, bear left to join Fulfords Hill, turning first right to continue on Fulfords Hill. Follow the road for just under a mile and the property will be found on the right

What3words///digitally.smart.airship

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity and oil fired central heating. Private drainage which may not be compliant to current regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,350,000



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