



Green Bough Cottage

Green Street, Shipley, West Sussex

A character property with stables and extensive grounds, in a desirable rural setting, with grazing licence on adjoining land

A delightful period cottage with a wealth of charming original details, as well as outbuildings including stables. Set on a generous plot with country gardens and grazing licence on adjoining paddocks for equestrian activities, in a well-connected rural position between the sought-after villages of Southwater and Billingshurst, and less than six miles from popular Horsham.



4 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



GARAGE



0.4 ACRE



FREEHOLD



RURAL



1,529 SQ FT



**GUIDE PRICE
£1,050,000**



The property

Green Bough Cottage is a charming period property that features rendered and tiled elevations outside, while inside there are exposed timber beams, brick-built fireplaces, original floors and other period details, all combining to create a delightful and unique home.

The reception hall features terracotta-tiled flooring and timber beams on both the walls and the vaulted ceiling. A door to the side leads to the main reception area — the split-level sitting room. The lower seating area has wooden parquet flooring and a grand brick-built fireplace fitted with a woodburning stove. Adjoining the sitting room is a sunny conservatory with French doors opening onto the rear garden. The ground floor also includes a study for home working and a formal dining room with flagstone flooring and a brick-built fireplace. To the front, the well-equipped kitchen features farmhouse-style units and a range cooker.

Upstairs there are three bedrooms, including a generous principal bedroom with built-in storage and a vaulted ceiling. The second bedroom is also a double, while the third is a single, making it ideal for use as a nursery or a dressing room. The first floor also has a family bathroom with an over-bath shower.



Outside

At the entrance to the property there is a concrete courtyard with plenty of parking space and access to the detached double garage. A five-bar wooden gate opens to the central courtyard area and leads to the detached stable block, which has four stables, while there is also a separate tack room. A further gate leads from the courtyard to the paddocks, which are currently let from the Knepp Estate on a grazing licence and extend to 3.5 acres. The garden at the rear of the house features a south-facing patio for al fresco dining, with two separate areas of lawn beyond and borders of established hedgerows. There are also two peaceful ponds, a brick-constructed well and various mature trees, as well as vegetable garden with a shed or summer house. In all the grounds extend to 0.4 acre.

Location

The property sits in a pretty, rural location, close to the small villages of Shipley and Coolham and within easy reach of the larger villages of Southwater and Billingshurst. Southwater provides various everyday amenities, while Billingshurst offers a variety of shops

and amenities for everyday needs as well as mainline station to London Victoria (71 mins). The historic market town of Horsham, almost six miles to the north, provides a more comprehensive range of facilities, including Swan Walk shopping centre, The Carfax with its cobbled streets and varied restaurant quarter, Horsham Park and Pavillions Leisure Centre, Horsham Sports Club, an arts centre with cinema and theatre, plus a mainline railway station which provides links to 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 Farlington, Christ's Hospital, The Weald, Pennthorpe and Handcross Park.



Distances

- Southwater 2.8 miles
- Billingshurst 4.6 miles
- Horsham 5.6 miles
- Haywards Heath 12 miles

Nearby Stations

- Billingsurst
- Christ's Hospital
- Horsham

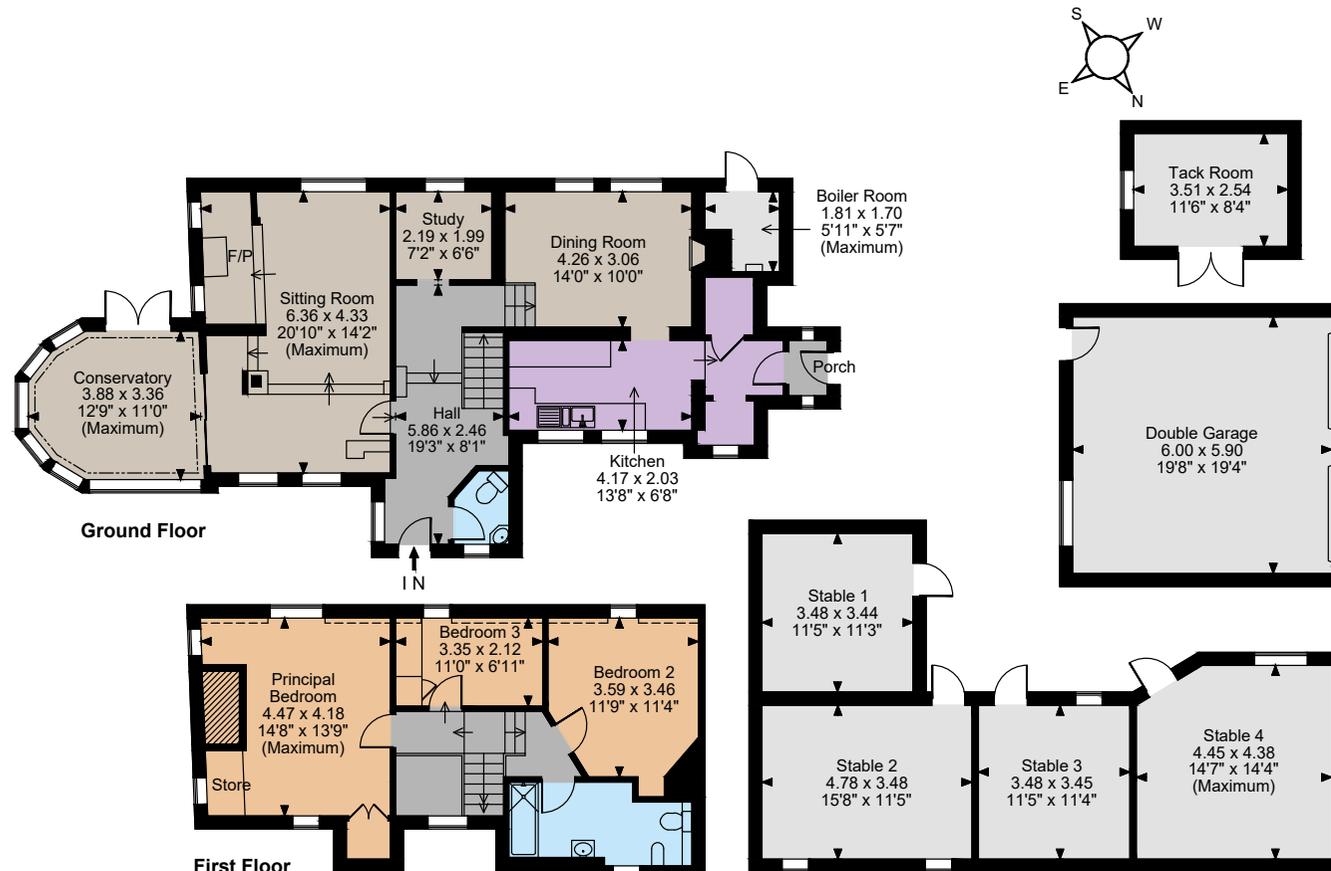
Key Locations

- Leonardslee Lakes & Gardens
- South Lodge Spa
- South Coast
- South Downs National Park
- Amberley Museum

Nearby Schools

- Farlington
- Pennthorpe
- Christ's Hospital
- Handcross Park
- Shipley CofE Primary School





Floorplans

Main House internal area 1,529 sq ft (142 sq m)
 Double Garage internal area 381 sq ft (35 sq m)
 Stables, Tack Room & Boiler Room internal area 789 sq ft (73 sq m)
 Total internal area 2,699sq ft (251 sq m)
 For identification purposes only.

Directions

RH13 8PB
 what3words: ///rust.basher.printouts

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity and private drainage which may not be compliant to current regulations. further information is being sought. Oil fired heating.

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

Council Tax: Band G

EPC Rating: G

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679153/NJD

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com

struttandparker.com



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 February 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited