



Little Woodhouse

New Road, Billingshurst, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A traditional, West Sussex rural residence with panorama countryside views

Character and versatility are on offer in this appealing family home, which provides generous, well-proportioned accommodation and the potential to further enhance. Situated in a tranquil setting with direct access to the rural landscape, the property benefits from easy access to the plethora of amenities offered by nearby Billingshurst.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGING



GARDEN



FREEHOLD



RURAL



3,876 SQ FT



**GUIDE PRICE
£1,250,000**



The property

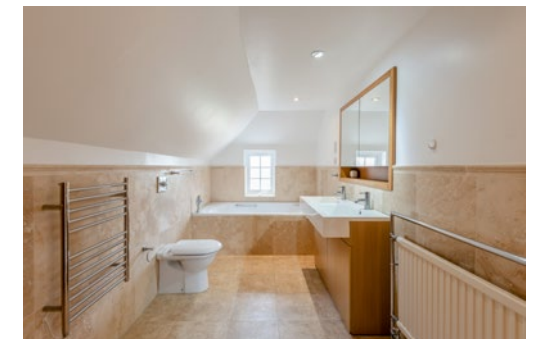
With decorative tiles and redbrick elevations, Little Woodhouse is an attractive home which offers the perfect opportunity to acquire an established property, which will inspire for additional evolution.

A storm porch at the threshold provides sheltered entry into an entrance hall featuring wood flooring, with a beam-framed aperture leading directly to one of the five versatile-use reception rooms. The sitting room is centred around a charming stone fireplace with wood-burning stove, whilst glazed double doors lead through to a generous, double aspect living room with classically crafted display shelving and storage. External doors offer a seamless link to the terrace and, continuing the free-slowing layout, a dining room adjoins providing a formal space for entertaining with French doors extending the inside to the outside environment. A cosy snug, a study niche and a light-filled garden room complete the picture of flexibility offered by this adaptable home.

Airy and bright, the sociable kitchen is fitted with modern units, topped with stone work surfaces, with an open plan layout enabling an easy link into a roomy breakfast area. An adjacent utility offers a hideaway for laundry items, and its external door allows outdoor wear to be cast off and stored in this useful ancillary space.

A wooden stairway rises to a spacious landing which gives access to the upper-level sleeping quarters. Rooms comprise five bedrooms, two with well-appointed en suite facilities, and a modern family bathroom. The principal room is vast, with lengths of fitted wardrobe storage, as well as entry to eaves storage beyond the en suite.

Planning consent has been granted for the construction of a self contained annexe. Horsham District Council Ref: DC/24/1427
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Outside

A timber five-bar vehicular gate, with pedestrian entry, marks the access point to join the driveway leading to the property's frontage and the open barn garage.

There is ample space for parking with a pretty, stone edged planted border to the front boundary and a side length of beech hedging creating partition to the rear garden. Paver terracing extends to the side and rear of the property, with a patio area adjoining the back of the home offering opportunities for outdoor dining and relaxation. This sheltered setting is adorned by a decorative water feature and a timber pergola walkway, with climbing shrubs. There are areas laid to lawn, lengths of hedging, views over the adjoining field and timber-edged beds providing potential for vegetable cultivation.

Location

The property is set close to the South Downs National Park, surrounded by rolling countryside and picturesque landscapes that provide a wealth of walking and riding routes. Billingshurst town centre offers a wide range of everyday amenities including shops, supermarkets, a Post Office, library, cafés, pubs,

restaurants and both primary and secondary schooling. The nearby market town of Horsham provides a comprehensive selection of independent and national retailers, including Tesco, Sainsbury's, M&S, John Lewis at Home and Waitrose, together with a shopping centre, restaurant quarter, theatre, cinema, leisure centre, sports club and golf courses. Communication links are excellent, with Billingshurst station less than 2 miles away offering services to London Victoria in around 70 minutes, while the A24 provides convenient road access to Horsham, Worthing and the wider motorway network.



Distances

- Billingshurst 1.7 miles
- Horsham 7.1 miles
- London Gatwick Airport 23.8 miles

Nearby Stations

- Billingshurst

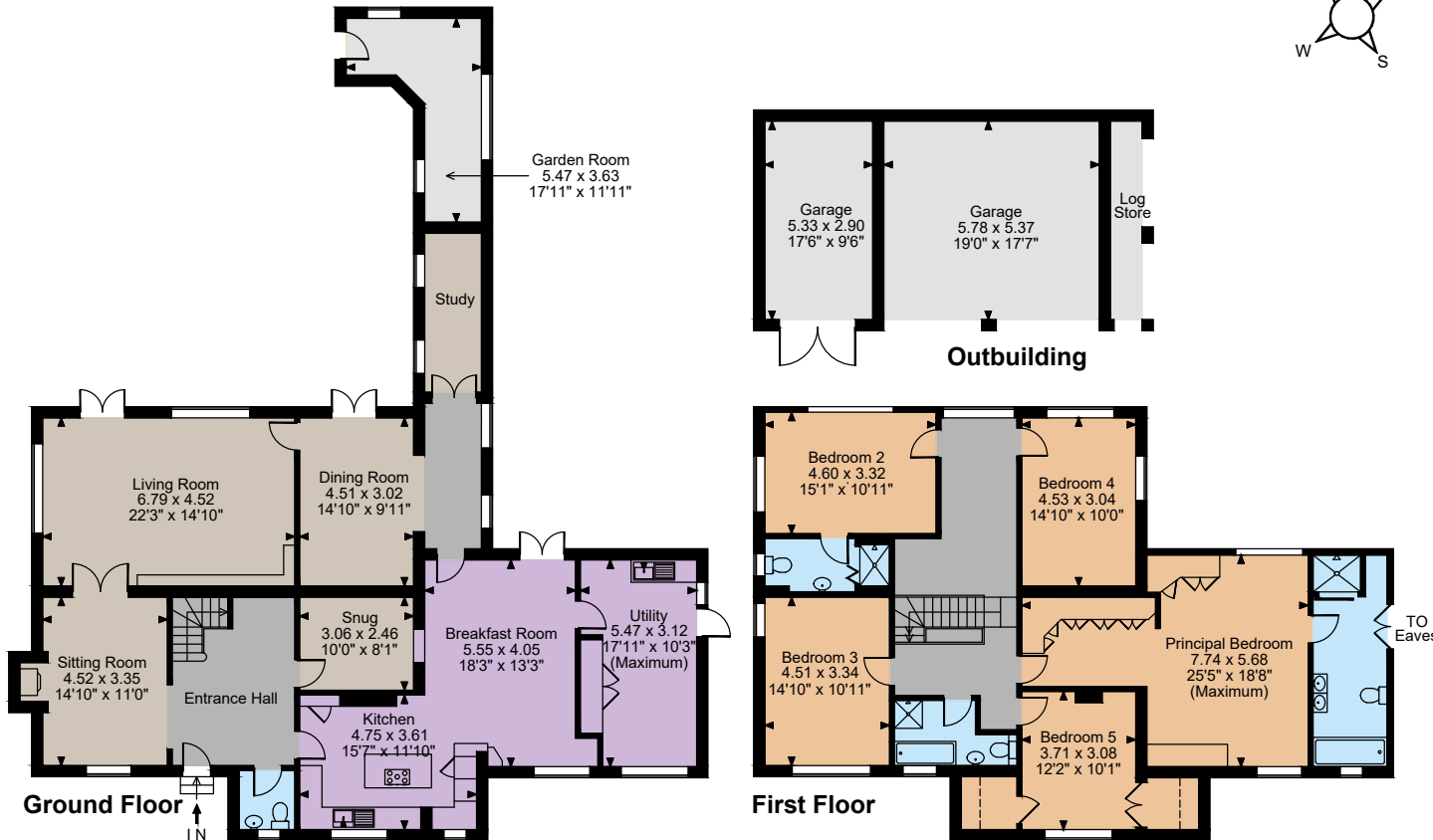
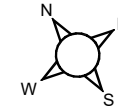
Key Locations

- Knepp Wildland Safaris
- RSPB Pulborough Brooks
- Slinfold Golf & Country Club
- Warnham Local Nature Reserve
- South Downs National Park

Nearby Schools

- Christ's Hospital
- Farlington
- Pennthorpe
- The Weald





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

☐☐☐ Denotes restricted head height

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Floorplans

Outbuilding internal area 515 sq ft (48 sq m)
 Garden Room internal area 127 sq ft (12 sq m)
 Total internal area 3,876 sq ft (360 sq m)
 Quoted Area Excludes 'External C/B'
 For identification purposes only.

Directions

RH14 9DS

what3words: ///thinnest.contemplate.printouts

General

Local Authority: Horsham District Council
 tel: 01403 215100

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

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

Council Tax: Band H

EPC Rating: D

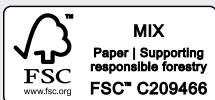
Guildford

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