Stable Cottage

Tedfold Stud Farm, Rowner Road, Billingshurst, West Sussex

STRUTT & PARKER

BNP PARIBAS GROUP

A fine country house with plenty of character features, in a sought-after rural setting close to Billingshurst

A delightful coach house and converted Victorian stables with extensive, flexible accommodation and plenty of potential for renovation or development, set in a peaceful rural position just outside the bustling village community of Billingshurst. A further 4.3 acre field is available by separate negotiation.

- **5 RECEPTION ROOMS**
- **4 BEDROOMS**
- **4 BATHROOMS**
- **GARAGING**
- **0.7 ACRES**
- **FREEHOLD**
- **RURAL**
- **4028 SQ FT**
- **GUIDE PRICE £950,000**

The property

Stable Cottage is a splendid period residence, converted from a coach house and Victorian stable block and offering more than 4,000 square feet of flexible living space. The accommodation retains various attractive original details and could benefit from modernisation in places, but offers the potential for use as one large family house or as a main home with separate, self-contained accommodation.

The main entrance to the home leads to the well-proportioned sitting room, which has a triple aspect, including west-facing French doors opening to the beautiful rear garden. The room has a handsome feature wall with exposed brick and timber framing, a fireplace and plenty of space for a family seating area. Stairs lead from the sitting room to the first floor, where there are three double bedrooms, including the large principal bedroom with its dressing room and en suite bathroom. The first floor landing also has access to a family bathroom.

Off the ground-floor entrance hall there is also a utility room and a shower room, plus a formal dining room and the generous kitchen and breakfast room with its exposed brickwork and beams, farmhouse-style fitted units, central island and Aga, as well as modern Bosch integrated appliances and French doors to the garden.

A rear hallway connects the kitchen and breakfast room to the comfortable drawing room, which provides the connection between the two ground-floor living areas. It features French doors opening to the garden, as well as double doors to the second kitchen and open-plan living area, which has a light and airy feel with its vaulted ceiling and exposed timber eaves. The central stove with its brick-built guard and stone hearth divides the room, with a large seating and dining area to one side and a well-equipped kitchen with wooden units and integrated appliances to the other.

Stairs lead to a mezzanine level, where there is a bedroom or study area with skylights and eaves storage. Further rooms, plus a family bathroom, can be found to the north end of the property, beyond the open-plan kitchen and sitting area. They include an office with a kitchenette, which could be converted to a bedroom with an en suite bathroom.

Outside

The property is accessed from the road via a shared driveway, which leads to several other properties in this exclusive setting. There is a triple garage for covered parking, as well as a second access at the rear of the house to the integrated workshop, which could be used as an additional garage if required. The gardens extend mostly to the west, where there is a patio area for al fresco dining, adjoining the French doors from the sitting room, kitchen, drawing room and the open-plan kitchen and sitting area. The patio is bordered with well-maintained shrubs and hedgerows, with an expansive lawn beyond, dotted with established shrubs and lined by mature hedgerows, with open fields beyond. There is also an elevated timber deck at the north end of the home, providing a peaceful outdoor seating area with views across the surrounding fields and woodland.

Location

The property is located just outside the village of Billingshurst, surrounded by beautiful rolling countryside. Billingshurst offers a variety of shops and amenities for everyday needs including a leisure centre with swimming pool and a mainline station to London Victoria (approximately 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 Pavilions 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.

Further 4.3 acre field available by separate negotiation.

Distances

- Billingshurst 2.2 miles
- Broadbridge Heath 7.0 miles
- Horsham 8.5 miles
- Storrington 9.5 miles
- Haslemere 15.0 miles

Nearby Stations

- Billingshurst
- Pulborough

Key Locations

- Knepp Wildland Safari
- Slinfold Golf & Country Club
- RSPB Pulborough Brooks
- Arundel Castle
- South Downs National Park

Nearby Schools

- Farlington
- Christ's Hospital
- Pennthorpe
- Handcross Park

The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Floorplans

Main House internal area 4,028 sq ft (374 sq m)
Garage internal area 711 sq ft (66 sq m)
Total internal area 4,739 sq ft (440 sq m)
For identification purposes only.

Directions

RH14 9HU
what3words: ///valley.paints.truckload

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Main water and electricity. Private drainage which may not be compliant to current regulations. Further information is being sought.'

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

Council Tax: Band E

EPC Rating: E

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