



Fayreholme

Saucelands Lane, Shipley, West Sussex



BNP PARIBAS GROUP

A beautifully presented detached four-bedroom home with outbuildings in a peaceful rural West Sussex setting

A splendid family home with a delightful garden, set in a peaceful rural position nine miles south of Horsham and surrounded by beautiful rolling West Sussex countryside. The property features light, attractive accommodation with understated contemporary styling, while outside, the colourful south-facing gardens include several useful outbuildings.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE



0.93 ACRE



FREEHOLD



RURAL



2,433 SQ FT



**GUIDE PRICE
£1,250,000**

The property

Fayreholme is an impressive detached house, offering four bedrooms and spacious, versatile living accommodation arranged over two floors. At the front, a welcoming reception hall features double doors leading to the main living area and a staircase with a glass balustrade rising to the galleried first-floor landing. This principal reception space includes a brick-built fireplace, a ceiling lantern skylight, and bi-fold doors opening onto the rear gardens, creating a bright and inviting setting for relaxation.

Adjoining the sitting room, the equally spacious open-plan kitchen and dining area features stylish modern units, walk-in shelved pantry, a central island with a breakfast bar, and integrated appliances, including dual ovens, a microwave, warming draw and an induction hob with an extractor hood. There is also space for a family dining table, while the utility room provides additional storage and space for home appliances.

Also on the ground floor, the private office provides space for home working, while there are also two well-presented en suite bedrooms and a cloakroom.

These include one bedroom with an en suite shower room, which has a walk-in shower with a rainfall shower head and the second with a bath, with shower over. Upstairs, both bedrooms are also en suite, one of which has a bathroom, while the other has a large shower room. Both first-floor bedrooms also have built-in storage and skylight welcoming plenty of natural light, while one has French doors opening onto a sunny south-facing balcony.



Outside

At the entrance to the property, the driveway leads to a parking area and turning circle in front of the house, and continues to the rear, where there is further parking space and access to the detached garaging block, with its workshop space. The garden at the front has a generous expanse of lawn, while at the rear there is an extensive south-facing garden, which welcomes plenty of sunlight throughout the day. It features a patio area for al fresco dining, a timber-framed gazebo providing a sheltered seating and dining area, a peaceful pond and beautiful border beds filled with an array of colourful flowering perennials. There is also a summer house, a vegetable garden with raised beds and a greenhouse, as well as an additional timber-framed stable-style outbuilding, providing plenty of storage.

Location

The property sits in a rural location, a mile from the small village of Coolham and four miles from the larger village of Billingshurst. 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, nine 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 Pavilions 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.



Distances

- Shipley 2.5 miles
- Coolham 1.0 miles
- West Chiltington 3.4 miles
- Billingshurst 4.1 miles
- Storrington 5.5 miles
- Pulborough 6.6 miles
- Horsham 8.8 miles

Nearby Stations

- Billingshurst

Key Locations

- Warnham Local Nature Reserve
- Southwater Country Park
- Summer Ponds
- Leonardslee Lakes and Garden
- Knepp Rewilding and Kitchen

Nearby Schools

- Weald School
- Tanbridge House School
- Farlington
- Penthorpe
- Christ's Hospital





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 2,433 sq. ft (226 sq. m)

Garage internal area 541 sq. ft (50 sq. m)

Outbuilding internal area 670 sq. ft (62 sq. m)

Balcony & Barn/Gazebo external area = 179 sq. ft (17 sq. m)

Total internal area 3,644 sq. ft (339 sq. m)

For identification purposes only.

Directions

RH13 8PU

what3words: ///hurricane.cones.throwaway

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water and electricity. Oil fired central heating and solar water heating system . 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 G

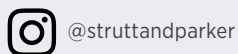
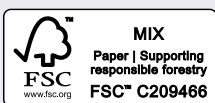
EPC Rating: D

Guildford

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