



Hurlands
The Haven, Billingshurst, West Sussex

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A stunning house with extensive accommodation, outbuildings and beautiful, far-reaching grounds

A substantial detached house with a wealth of beautifully appointed accommodation, set in a peaceful and sought-after village position six miles from Horsham. The property features airy, flexible living space with elegant yet understated décor throughout, while outside there are stunning south-facing gardens with a paddock beyond.



5 RECEPTION
ROOMS



7 BEDROOMS



5 BATHROOMS



GARAGING



5.5 ACRES



FREEHOLD



VILLAGE



4,855 SQ FT



GUIDE PRICE
£2,600,000

The property

Hurlands is an impressive detached country house with seven bedrooms, five reception rooms and a range of barns, stables and outbuildings, all set within far-reaching grounds amid the picturesque West Sussex countryside.

Entering through the heavy oak front door, the reception hall provides a splendid welcome with its wooden parquet flooring and oak staircase leading to the first floor. This leads into the semi open-plan sitting room and dining room, which are divided by a double-sided fireplace and both open onto the sunny rear gardens via bi-fold doors, creating a light, airy atmosphere. The ground floor also has a craft room and a study, as well as a games room, which could be used as an additional sitting room if required. Meanwhile, the large, open kitchen provides further everyday, social living space, with its dining area or seating area, as well as bi-folds to two aspects, offering wonderful views across the gardens and beyond. The kitchen itself has shaker-style units to base and larder, a central island with a breakfast bar

and an Aga, while the well-proportioned adjoining utility room offers additional space for home storage and appliances. Also a bootroom.

The first-floor accommodation includes a luxurious principal bedroom with a vaulted ceiling, exposed oak beams, bi-fold doors to a balcony, a dressing area and an en suite with a freestanding bathtub, dual washbasins and a walk-in shower. Three further bedrooms are en suite, while three additional bedrooms, together with a family shower room, complete the first floor.











Outside

At the entrance to the property, five-bar wooden gates open onto the block-paved driveway providing plenty of parking space and access to the integrated double garage, as well as to the timber-framed home gym, which could also be used as a further garage if required. Access at the side leads to further outbuildings, including the barn, workshop and stable block. The magnificent gardens are mostly to the rear and benefit from a sunny southwest-facing aspect. They include a patio area across the back of the house, colourful, well-stocked beds and a generous expanse of level lawn, bordered by mature trees and established hedgerows. At the side there is a splendid kitchen garden with raised beds, green house and a further patio on which to relax, while the gardens also features a tree house. Beyond the main lawn, an open grassy paddock providing ideal grazing pasture. In all the grounds extend to 5.5 acres.

A further 8.5 acres is available by separate negotiation.

Location

The property is located two miles from the village of Billingshurst, in the small hamlet of The Haven. The Haven has a local pub, while there are some everyday amenities nearby in Rudgwick. Billingshurst village offers a variety of shops and amenities for everyday needs including a leisure centre with swimming pool and a mainline station to London Victoria (approx.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.

Distances

- Rudgwick 2.5 miles
- Billingshurst 2.6 miles
- Broadbridge Heath 4.7 miles
- Horsham 6.6 miles
- Petworth 12 miles
- Guildford 14.5 miles
- Arundel 18 miles

Nearby Stations

- Billingshurst
- Horsham

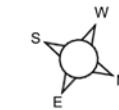
Key Locations

- Knepp Wildland Safaris
- Slindfold Golf & Country Club
- RSPB Pulborough Brooks
- Goodwood
- South Downs National Park

Nearby Schools

- Farlington
- Christ's Hospital
- Pennthorpe
- Cranleigh
- Seaford Collage

Hurlands The Haven, Billingshurst
Internal area 2,648 sq ft (246 sq m)



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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 4,855 sq. ft (451 sq. m)
 Garage & Bike Store internal area 433 sq. ft (40 sq. m)
 Outbuildings internal area 2,622 sq. ft (243 sq. m)
 Total internal area 7,910sq. ft (734 sq. m)
 For identification purposes only.

Directions

RH14 9BE

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General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains electricity and water, ground floor under floor heating, ground source heat pump 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 G

EPC Rating: D

Guildford

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