



Nightingale House | Strood Green | Wisborough Green | RH14 0HJ.





Nightingale House

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GUIDE PRICE £1,500,000

A substantial country house situated in a superb rural setting. The stylish and well presented accommodation makes for an exceptionally spacious family home with the main house having a magnificent drawing room, a large kitchen/breakfast room plus dining room and study. To the first floor the large landing gives access to four spacious bedrooms and three large bathrooms. There is also a 2 bedroom annexe that whilst being totally self contained also has a connecting door to the main house. Set in grounds of over 2.3 acres the property is approached by a sweeping gravel drive and is set in lovely gardens backing partly onto countryside and includes an extensive range of outbuildings.





Covered Entrance Porch

Substantial wooden front door with wrought iron door furniture leading to:

Reception Hall

Slate tiled floor, window to rear, double opening doors to:

Drawing Room

This magnificent room is of a very generous size with a centrepiece exposed brick full height fireplace with raised hearth and inset wood burner, four radiators, triple aspect room with double opening doors leading out to the terrace.

Inner Hall/Study Area

Central fireplace with wood burner, radiator, coats cupboard.

Cloakroom

White suite comprising: w.c., wash hand basin with storage under, radiator.

Dining Room

Triple aspect room, two radiators.

Kitchen/Breakfast Room

Extensively fitted with a range of hard-wood fronted units and contrasting granite effect worksurfaces with matching hard-wood trim and comprising: shaped deep worksurfaces, inset double drainer sink unit with mixer tap, base cupboards beneath, matching worksurface with inset Range cooker, concealed extractor hood over, large dresser type unit comprising of a deep worksurface with base cupboards and drawers beneath, eye-level storage cupboards incorporating glass fronted display cabinets, space for large fridge/freezer, tiled floor, double opening doors to terrace.

Rear Lobby

Electric heater, door to outside, cupboard housing space and plumbing for washing machine with tumble dryer over.

Cloakroom

White suite comprising: low level w.c., wash hand basin with storage under, tiled floor.

Additional Inner Hall

Radiator, turning staircase with large picture window leading to:

First Floor Landing

Deep cupboard, access to roof space, two radiators.

Master Bedroom

Triple aspect room with outlook over gardens, two radiators, walk-in wardrobe.

Master Bathroom

This large room has a raised bath in a tiled surround with mixer tap and hand held shower attachment, wash hand basin with mixer tap having storage under, shaver point, walk-in shower with tiled walls, mixer shower and extractor fan, w.c., bidet, radiator.

Guest Suite

Walk-in wardrobe, two radiators, outlook over terrace and garden, door to:

En-suite Bathroom

This large room has a triple aspect with a suite comprising: bath with corner mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, w.c., bidet, radiator, twin heated towel rails.

Bedroom Three

Double aspect, triple length fitted wardrobes, radiator.

Bedroom Four

Radiator.

Family Bathroom

Large family bathroom with a white suite comprising: Raised bath in Travertine tiled surround with mixer tap and hand held shower attachment, wash hand basin with mixer tap having cupboards under and mirror

over, w.c., walk in shower with Travertine tiling, mixer tap, extractor fan, radiator, heated towel rail, concealed cupboard.

Ground Floor Annexe

The self-contained Annexe comprises:

Living Room

Two radiators, door leading to:

Bedroom Two

Radiator.

Kitchen

Double aspect and comprising: worksurface with inset one and a half bowl sink unit with mixer tap having base cupboards under, matching worksurface with inset two ring LPG gas hob with extractor hood over, base cupboards and drawers, space for additional domestic appliance, eye-level cupboards, space for tall fridge/freezer, two radiators, cupboard housing oil fired boiler, door giving access to outside with a pillared entrance canopy.

Hall

Door to:

Bedroom One

Double aspect, radiator, recessed cupboard.

Bathroom

White suite comprising: panelled bath, pedestal wash hand basin, w.c., radiator.

Outside

The property is approached by a wide electrically operated gate which leads to a substantial sweeping gravelled drive with large turning circle. This leads to a substantial parking area immediately adjacent the property. The gravelled drive then sweeps around the side of the property and passes a five bar gate which leads to a further substantial area for parking.

Outbuildings

A substantial number of outbuildings consist of a timber built garage with the up and over garage door located at the rear. There are a further number of outbuildings that were originally used as stables and more recently has been used as dog kennels.

Grounds

To the front of the property is several large areas of lawn with an abundance of mature planting and trees towards the front boundary providing an excellent degree of seclusion. Passing the left hand side of Nightingale House a wide path leads to a substantial terrace with flower beds beyond. From the terrace there is a walkway with wooden pergola over that leads to the outbuildings. A substantial area of lawn is then found with several interspersed flower beds. In total the grounds extend to just over 2.3 acres.

Directions.

From Billingshurst proceed west on the A272 to Wisborough Green and then continue on the A272 towards Petworth for just over 1 mile. The property is situated on the right hand side with 2 small white posts showing the entrance.

EPC RATING= E

Nightingale House, Strood Green, Wisborough Green, Billingshurst, RH14

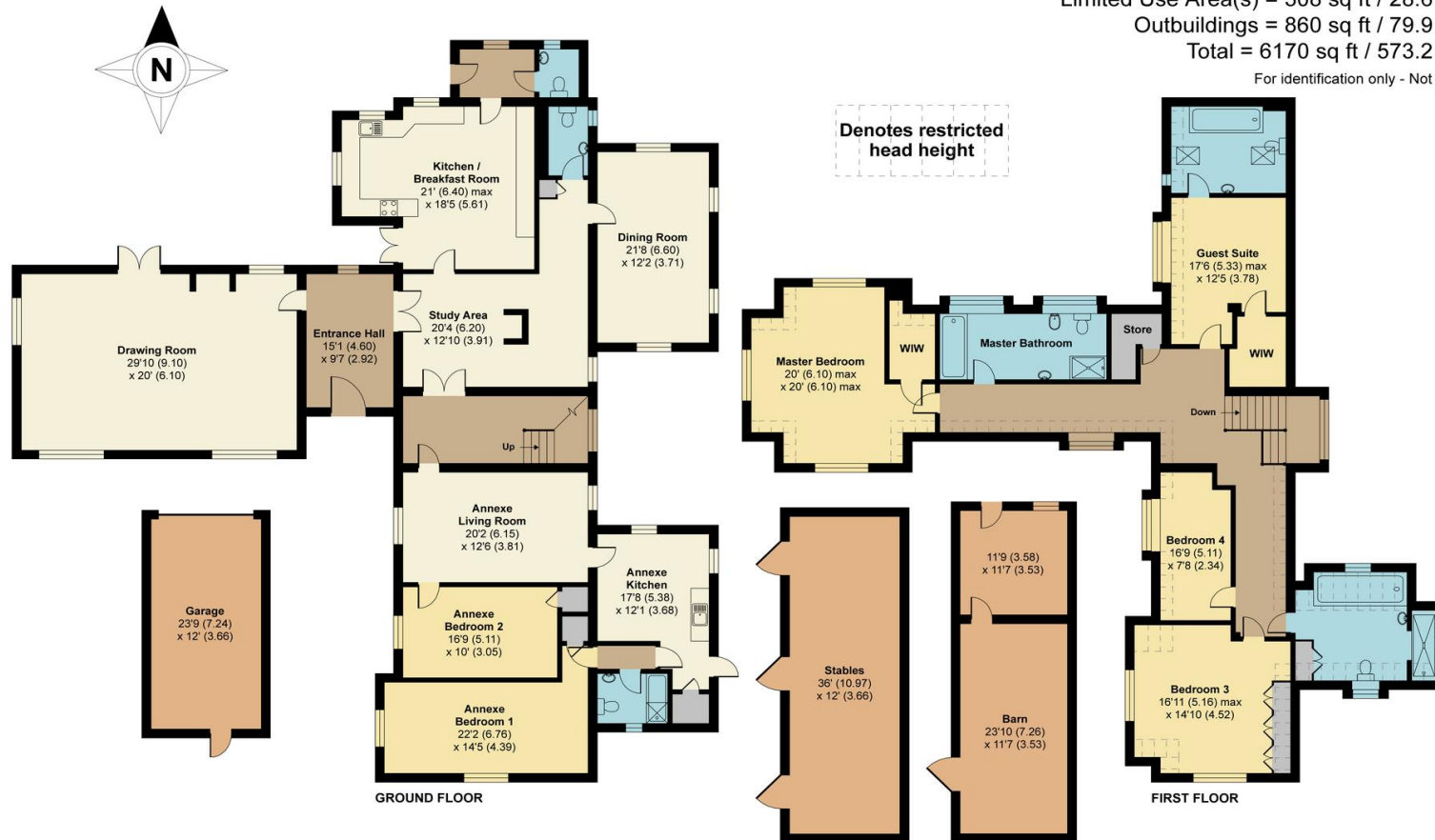
Approximate Area = 5002 sq ft / 464.7 sq m (Includes Annexe / Garage)

Limited Use Area(s) = 308 sq ft / 28.6 sq m

Outbuildings = 860 sq ft / 79.9 sq m

Total = 6170 sq ft / 573.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Fowlers Estate Agents. REF: 791176



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