



Holmans House | Haven Road | Five Oaks | Billingshurst | RH14 9BD

 **FOWLERS**
ESTATE AGENTS



Holmans House

Haven Road | Five Oaks | Billingshurst | West Sussex | RH14 9UF

O.I.E.O £700,000

A substantial detached Grade II Listed home situated in a rural location on the outskirts of Five Oaks, with good access to Billingshurst, Slinfold and Horsham. The property has immense character and was originally believed to be two linked cottages that, over the years, has been combined to make a substantial family home. Some time ago a further addition was added to the side to enlarge the accommodation. The property does require renovation. The plot is of a generous size amounting to approximately 3/4 of an acre with most of the grounds being found to the rear. The gardens are unkempt and offer tremendous potential with evidence of several dilapidated outbuildings. There is also a detached garage and drive to the side of the house.



Entrance

The front door for the property is situated at the side and leads through directly to:

Reception Hall

With a turning staircase to the first floor, quarry tiled floor, character panelling to some walls and exposed beams.

Dining Room

Part panelled walls, exposed beams, full height brick open fireplace.

Living Room

A generous sized room running the full length of the property with a centrepiece Inglenook fireplace and inset wood burner, exposed beams, three quarter height casement windows overlooking rear garden.

Hall

Quarry tiled floor, staircase to first floor, stable door to outside.

Kitchen

Quarry tiled floor, fitted with numerous base and eye-level units in need of updating with an opening through to:

Utility Room

Quarry tiled floor, door to outside.

Cloakroom

W.C. and basin.

Breakfast Room

Part wooden panelling to walls, exposed timbers, door through to family room.

Shower Room

Shower, wash hand basin.

Family Room

Recessed wood burner, door and turning staircase leading to:

Bedroom Three (First floor)

Door connecting to:

Bedroom Four (First floor)

Exposed floorboards, fitted wardrobes.

First Floor Landing

Exposed timbers, two double windows being leaded light and outlook to the rear. To the far end of the landing is a study area. Airing cupboard.

Bedroom One

Vaulted ceiling, exposed timbers.

Bedroom Two

Vaulted ceiling, exposed timbers.

Bathroom

Panelled bath, wash hand basin, W.C.

Grounds

The good sized grounds amount to approximately 3/4 of an acre with a large amount being found to the rear. The grounds are unkempt and offer tremendous potential to landscape. There is evidence of several dilapidated outbuildings.

Garage

Approached by a private drive and located to the side of the house is a detached garage that needs repair.

**No EPC
Council Tax Band= E**



Total area: approx. 213.9 sq. metres (2302.7 sq. feet)
 These drawings are for representational purposes only. Drawn by Brian Burden.
 Plan produced using PlanIt.



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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