



4, The Brambles | Billingshurst | West Sussex | RH14 9US





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£635,000

A detached family home built by Fabrica creating an easy flowing and spacious house enhanced by an extended parking area creating a double width driveway, as well as extending the patio in the generous walled corner plot garden. The spacious accommodation is laid out over two floors approached via an entrance hall with an understairs storage cupboard and large cloakroom, separate playroom/study, dual aspect sitting room with deep bay window to one side and a woodburning stove, plus double doors opening to the kitchen/diner which runs across the rear of the house. There are bi-folding doors from the dining area to the extended patio and the well fitted kitchen which has integrated appliances, a door to the utility room and entrance hall. On the first floor there are 5 double bedrooms with the master bedroom and bedroom 2 benefiting from built-in double wardrobe cupboards and en-suite facilities. Also located on the first floor is the attractively fitted family bathroom.

OUTSIDE The property is set on a delightful corner plot with post and rail fencing around the boundary. The front garden is mainly laid to lawn with attractive borders beside the driveway which provides off street parking for two cars. The driveway leads to the integral single garage which has an up and over doors and doors opening to both the Utility Room and Rear Garden. The mostly walled garden has a paved patio leading on to an expanse of lawn.



Hall.

Staircase to first floor with wooden balustrade, understairs cupboard, radiator.

Cloakroom.

WC, wash hand basin with tiled splash back and mirror over, radiator, tiled floor, extractor fan.

Drawing Room.

A double aspect room with deep bay having a woodburner to one side and large granite hearth, double glazed windows, double opening doors to kitchen/dining room.

Study.

Double aspect with double glazed windows, radiator.

Kitchen/Dining Room.

Running the full width of the property and comprising:-

Kitchen Area.

Extensively fitted and comprising of a work surface with inset sink unit with mixer tap having base cupboards and drawers under, integrated dishwasher, further matching work surface with 5 ring gas hob and stainless steel splash back, matching extractor hood, numerous base cupboards and drawers, cooker unit housing double oven with storage above and below, peninsular work surface with integrated fridge beneath, matching eye level units, radiator, double glazed window, tiled floor.

Dining Area.

Tiled floor, radiator, and double glazed bi-fold doors to garden.

Utility Room.

Work surface with inset sink unit having base cupboards under, space and plumbing for washing machine and tumble drier, space for large fridge/freezer, door giving access to garage.

First Floor Landing.

Having a galleried affect with ornate wooden balustrade over staircase, double glazed window, radiator, and access to roof space.

Master Bedroom.

Fitted wardrobes, radiator, and double glazed window.

En Suite.

Tiled shower cubicle with mixer shower, wash hand basin with mirror and shaver point over, WC, tile3d floor, heated towel rail, double glazed window, extractor fan.

Guest Suite.

Fitted wardrobes, radiator, double glazed window.

En Suite.

Large shower cubicle with mixer shower, wash hand basin, WC, heated towel rail, double glazed window, radiator.

Bedroom 3.

Double glazed window, radiator.

Bedroom 4.

Double glazed window, radiator.

Bedroom 5.

Double glazed window, radiator.

Family Bathroom.

Panel bath with hand held shower and fitted shower screen, wash hand basin with tiled splash back and mirror over, shaver point, WC, tiled floor, heated towel rail, double glazed window, extractor fan.

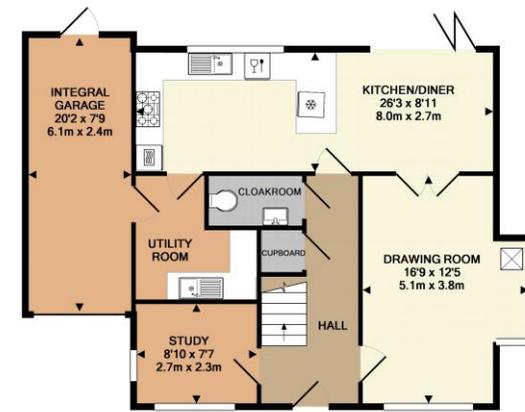
Garage.

Integral to the property with up and over door, power and light, gas fired boiler, door to rear garden, door to utility room.

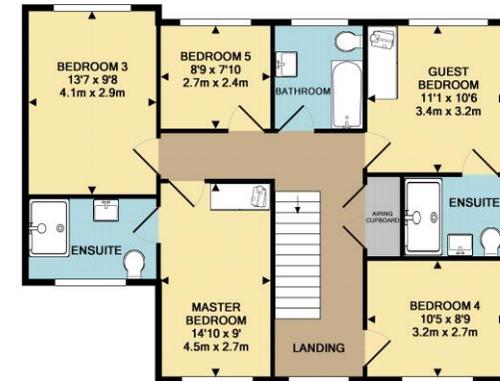
Gardens.

The property is set on a delightful corner plot with post and rail fencing around the boundary. The front garden is mainly laid to lawn with attractive borders beside the driveway which provides off street parking for two cars. The driveway leads to the integral garage. The mostly walled rear garden has a paved patio leading on to an expanse of lawn, timber garden shed.

EPC RATING= B.
COUNCIL TAX= G.



GROUND FLOOR



1ST FLOOR

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Managing Director:
Marcel Hoad



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