



Oldfield | Marringdean Road | Billingshurst | West Sussex | RH14 9HQ







## Oldfield

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**£675,000**

An individual, character property constructed as a single storey cottage with rendered elevations under a tiled roof. The property has since been extended with an addition to the lounge and the loft has been converted to provide 2 loft rooms. The property is situated centrally on its plot of approximately 1/3<sup>rd</sup> of an acre. The gardens are a delightful feature offering seclusion and wonderful views to the rear. The property is approached by a 5 bar gate with large drive leading to the garage. The location is semi rural with easy access to Billingshurst Village centre with its good range of amenities including excellent schools, leisure centre and railway station.

Front door with double glazed insert and matching window to side leading to: -

### Hall

Engineered oak floor, double coats cupboard, contemporary radiator, stairs to loft rooms.

### Lounge

A large, bright room being extended with recessed fireplace, 2 radiators, double glazed windows, double glazed door leading to garden.

### Kitchen/Breakfast Room

Full length work surface with inset sink unit with mixer tap having base cupboards and drawers under, space and plumbing for dish washer and tumble drier, further matching work surface with base cupboards and drawers beneath and space and plumbing for washing machine, cooker unit with integrated double oven and storage above and below, space for tall fridge/freezer, range of eye level units, gas fired boiler, tiled floor, double glazed windows, recessed cupboard, door to:-

### Lean To

Outlook over countryside and access to garden.

### Bedroom/Dining Room

Double glazed sliding patio doors to garden, radiator.

### Bedroom

Engineered oak floor, radiator, double glazed window.

### Bedroom/Study.

Radiator, double glazed window.

### Bathroom

Panel bath with mixer tap and hand held shower attachment, additional mixer shower over bath with fitted shower screen, pedestal wash hand basin with mixer tap, WC, chrome heated towel rail, shaver point, double glazed window, tiled floor.

### First Floor Landing

Fitted shelves.

### Loft Room 1

Radiator, 2 double glazed skylight windows, cupboard.

### Loft Room 2

Double glazed skylight window, access to eaves storage.

### Marley Garage

Situated close to the northern boundary.

### Gardens

The property stands centrally within its plot with generous areas of garden to each side and views over adjoining countryside to the rear. The front garden is well screened from Marringdean Road and the whole area is very secluded. Within the garden is an area for vegetables, a wide variety of shrubs and trees and several seating areas including a large terrace with grape vine to its edge adjoining the dining room and provides a beautiful sitting/dining out area.

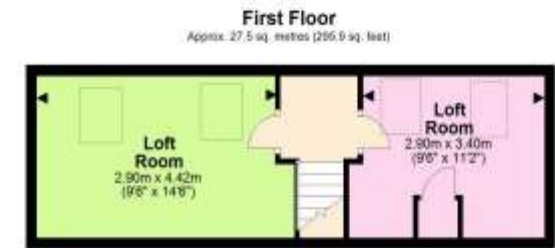
### Outbuilding

The vendors have constructed a quality timber building with double opening doors that is currently used as a gym.

**EPC RATING: D**  
**COUNCIL TAX BAND: E**







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Managing Director:  
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

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