




Offers over £750,000 Freehold

A charming Grade II listed period property believed to date back to 16th Century with good size garden

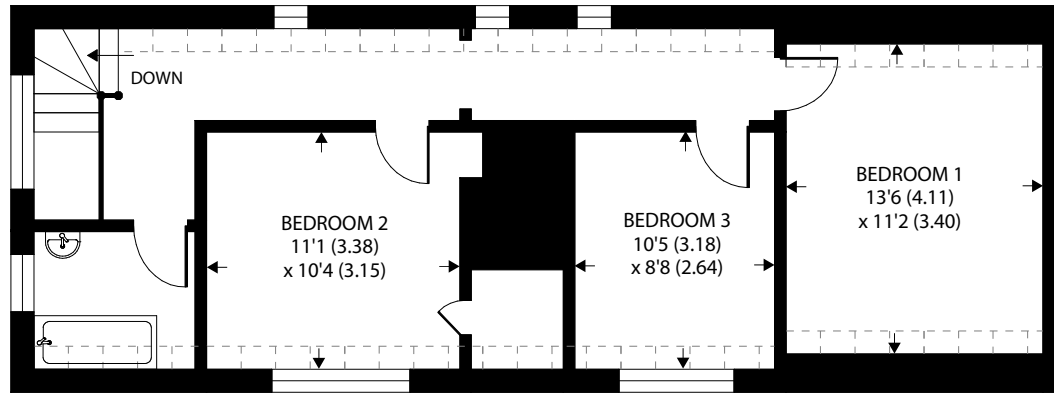
 2  3  1  F

- ▶ Entrance hall and ground floor cloakroom
- ▶ Sitting room with wood burner
- ▶ Kitchen with larder and utility / boot room off
- ▶ Study
- ▶ Three double bedrooms and bathroom to first floor
- ▶ Ideal renovation project
- ▶ Plot of a third of an acre and backing onto open fields
- ▶ No forward chain

Nestled within the idyllic countryside setting, this 3-bedroom detached house showcases a delightful Grade II listed heritage, believed to trace its roots back to the 16th Century. Steeped in history, the residence offers a unique opportunity for buyers looking to embark on a renovation project. Behind its charming exterior lies a spacious garden fit for outdoor activities and relaxation, providing a tranquil sanctuary away from the hustle and bustle of life. Upon entering, an entrance hall leads to a ground floor cloakroom.

The interior boasts a cosy sitting room complete with a wood burner, a kitchen equipped with a larder, and a utility/boot room for added convenience. The first floor accommodation comprises three double bedrooms and a bathroom, combining modern comforts with the property's timeless appeal. Original features are peppered throughout, offering the discerning buyer an opportunity to enhance and restore them, subject to the necessary planning permissions. Further enhancing the property is a detached garage, a driveway providing ample parking space, and a plot extending to almost half an acre, backing onto picturesque open fields, ideal for moments of solitary contemplation or social gatherings. With no onward chain, this residence presents a rare chance to own a slice of history and create a bespoke living space tailored to individual tastes and preferences. Experience the best of country living with this captivating property.

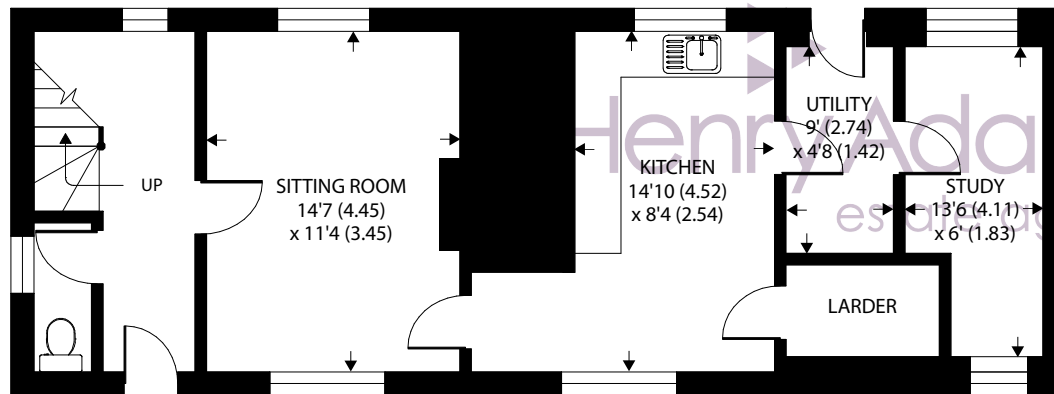




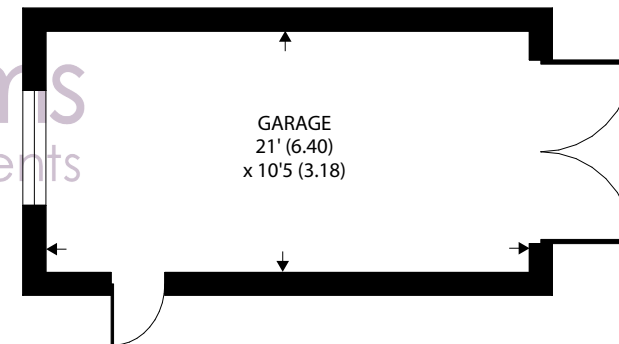
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



Approximate Area = 1176 sq ft / 109.2 sq m
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 Outbuilding = 220 sq ft / 20.4 sq m
 Total = 1478 sq ft / 137.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

