



25 Newman Way | Billingshurst | RH14 9ZP





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GUIDE PRICE £750,000

Less than six years old, this beautifully presented four-bedroom detached home enjoys a prime position with views towards the historic ruins of Hammonds Mill. Built by Devine Homes as part of their Farmstead Collection, it offers high-quality finishes and upgrades. Highlights include a triple-aspect kitchen/dining room with bi-fold doors, utility, lounge with French doors, four double bedrooms, double garage, driveway and landscaped garden.

- Four-bedroom detached family home
- Prime position with lovely views
- Landscaped garden with summer house
- Spacious accommodation over two floors
- Built by Devine Homes
- Double garage and driveway
- Triple-aspect kitchen/diner room
- Bi-fold doors to garden
- Utility, downstairs wc & ensuite





Less than six years old, this beautifully presented four-bedroom detached home enjoys a prime position with delightful views towards the historic ruins of Hammonds Mill. Built by Devine Homes as part of their exclusive Farmstead Collection, the property offers high-quality finishes and a range of premium upgrades.

The accommodation is both spacious and thoughtfully designed. A stunning triple-aspect kitchen/dining room forms the heart of the home, complete with integrated appliances, a breakfast bar, and bi-fold doors opening seamlessly onto the garden, perfect for modern family living and entertaining. A separate utility room and ground floor WC add convenience, while the double-aspect dining room, featuring a bay window, enjoys charming views towards the historic mill ruins. The generous lounge benefits from French doors leading out to the patio and landscaped garden beyond, creating a wonderful indoor-outdoor flow.

Upstairs, there are four well-proportioned double bedrooms, all with fitted wardrobes. The principal bedroom boasts a stylish en-suite, while the contemporary family bathroom includes a rainfall shower with screen and a sun tunnel, allowing natural light to flood the space.

Externally, the property continues to impress with a beautifully maintained garden, a summer house, and gated side access to both the front and rear. A double garage with power and light, along with a double width driveway providing additional parking, completes the package.

This exceptional home combines modern comfort with a sought-after setting and scenic outlook, an early viewing is highly recommended to fully appreciate all it has to offer.

COUNCIL TAX BAND = F

EPC RATING = B

ESTATE CHARGE = APPROX £400pa

Newman Way, Billingshurst, RH14

Approximate Area = 1611 sq ft / 149.6 sq m

Garage = 399 sq ft / 37 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 2080 sq ft / 193.1 sq m

For identification only - Not to scale

