





Beechwood, Marringdean Road, Billingshurst

Substantial detached house in a fine location set in stunning grounds



- ▶ Entrance Hall with Cloakroom
- ▶ Three Reception Rooms
- ▶ Ground Floor Bathroom
- ▶ Kitchen and Utility Room
- ▶ Master Bedroom with Ensuite
- ▶ Four Further Good Size Bedrooms
- ▶ Spacious Family Bathroom
- ▶ Garage and Barn
- ▶ Stables and Stores
- ▶ Paddocks of Approximately 5 Acres

Beechwood started life as a detached bungalow back in the 1940's and was known locally as Granny Baines Bungalow occupying a very rural position standing on land which expands to approximately 5.5 acres. The current owners have substantially extended the property to create a lifestyle with the accommodation being 2,553 sq.ft. consisting of five bedrooms, three bathrooms and three reception rooms.

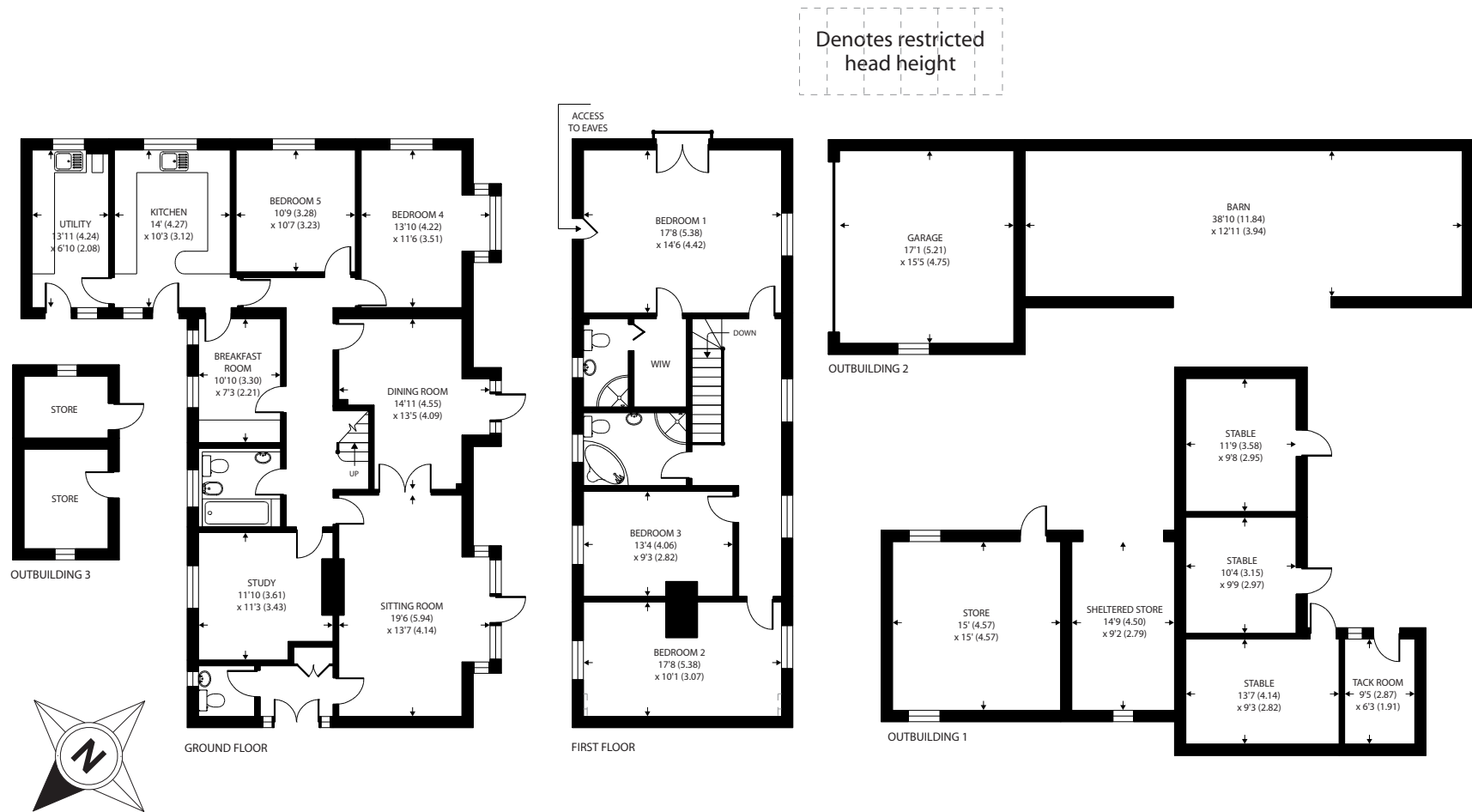
The front door leads to the entrance hall, cloakroom and coat store. The good size sitting room has a beautiful open fireplace, casement door and windows overlooking the south facing gardens, door to the inner hall plus square opening into the dining room. The inner hall leads to the generous kitchen with granite work top, separate breakfast room and a utility room, a good size study, ground floor bathroom and two bedrooms.

Staircase rises from the inner hallway to a generous landing with picture windows enjoying southern views. There are three bedrooms one of which being a superb master suite with double doors opening to a Juliet balcony taking full advantage of the vista towards the South Downs. Off the master bedroom is a walk-in wardrobe which leads into the en-suite shower room. The two remaining double bedrooms are of a very good size and share the use of the first floor bathroom. The property is heated by oil fired central heating and has UPVC double glazing throughout.









Beechwood, Marringdean Road, Billingshurst

APPROX. GROSS INTERNAL FLOOR AREA 2553 SQ FT 237.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT , OUTBUILDINGS & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Henry Adams REF : 188447

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.

Outside

There is a long private driveway providing extensive parking which forks on approaching the property leading around to the detached double width garage and forking to direct access into the field. There is stabling for three horses, further outbuildings and a hay barn. To the rear of the property is a large paved patio area from where beautifully kempt gardens can be enjoyed which are enclosed by established conifers providing excellent seclusion. There is a five bar gate providing access from the further side garden, stables and barn area. The generous level paddock extends to approximately 5 acres and is well fenced. Add

Location

The property is located on the southern fringe of the village approximately one mile from a convenience store, eateries, leisure centre, schools for all age groups and a mainline railway station with services to London/Victoria and the south coast. The historic village centre of Billingshurst is just over a mile away with its variety of shops, supermarket, pharmacy, post office, banks, butchers and bakers. The larger provincial centre of Horsham and Gatwick International Airport are approximately 7 and 21.5 miles away respectively.

Directions

From our Billingshurst office, proceed south down the High Street straight over the next two mini roundabouts. At the third roundabout take the first turning left into Natts Lane and at the junction turn right into Marringdean Road. Proceed for 0.6 of a mile and turn left into a private road signposted South House Farm. Take the first turning on the right which is the long driveway leading down to Beechwood. The house will be found at the end of the driveway on the left.

232070/30817



