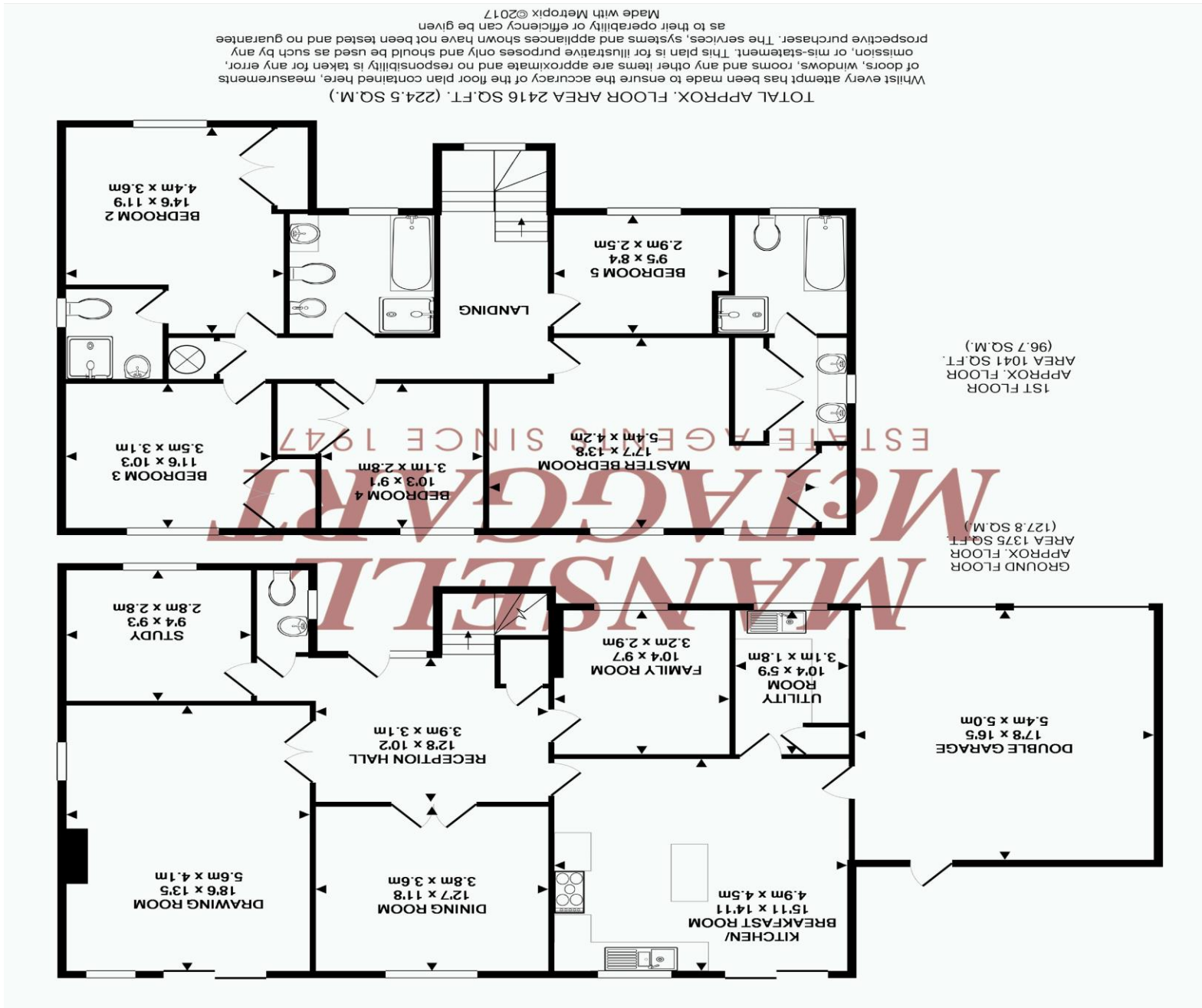


call: Billingshurst: 01403 785288
email: billingshurst@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

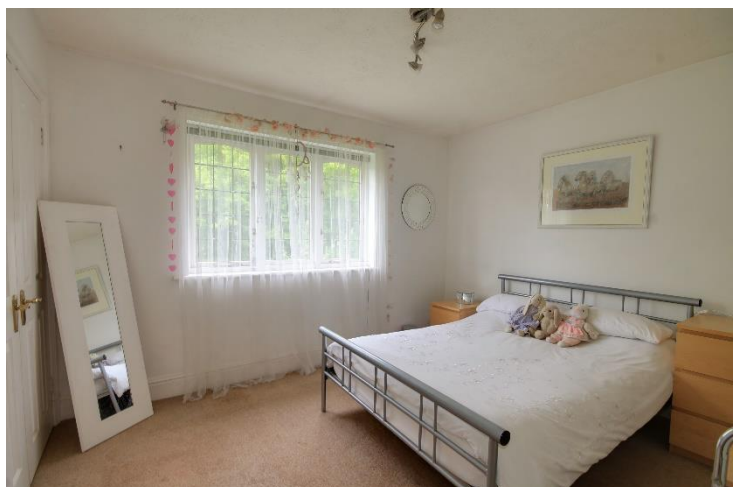
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



8 Kingsfold Close, Billingshurst, West Sussex, RH14 9HG
Guide Price £850,000 Freehold

in brief...

- Substantial detached executive home
 - Five generous bedrooms
 - Superb grounds surrounding the home
 - 4 reception rooms
 - Large family kitchen & utility room
 - Scope to extend to side or rear (STPP)
- Integral double garage
 - Private gated driveway
 - Highly sought after residential close
 - Conveniently located for train station & schools
 - EPC rating: D
 - Council tax band: G



in more detail...

A substantial five bedroom detached executive property situated at the end of an extremely sought after residential close on the edge of Billingshurst village, yet perfectly located for quick access to the mainline train station, school, leisure centre and High Street. The property itself was constructed by Cala Homes in 1990 as part of a select development of similar size detached homes, all of which sit comfortably within their own plots. The spacious accommodation provides four reception rooms with drawing room, dining room, study and family room in addition to a large family kitchen with utility room. On the first floor there five generous bedrooms with a tremendous master suite with separate dressing area and en-suite bathroom. There is a second en-suite in the guest bedroom in addition to a large family bathroom. Undoubtedly one of the properties main features are its grounds with generous gardens encompassing the house providing an excellent degree of seclusion. The gated drive provides plenty of parking and leads to the double garage. The well stocked gardens consist of sweeping lawns and a large terrace adjacent the house. The garden is enclosed by well manicured garden hedging providing a good degree of seclusion and backs directly onto a neighbouring Copse providing a particularly wooded outlook.



the location...

Perfectly situated for quick access to Billingshurst train station, the property is in the ideal location for those commuting to London. The highly convenient location is within walking distance of the local shop, both The Weald School and Billingshurst Primary and the leisure centre. Billingshurst High Street is within a mile and offers a range of amenities including local shops, restaurants and cafe as well as a church and good bus service. The mainline station provides fast and frequent services to Victoria/London Bridge (approximately 65 minutes), Gatwick International Airport and the south coast. There are schools for all age groups within the locality, both state and independent, including the Weald Community School/6th Form and Billingshurst Primary School. There are private schools in the area including Pennthorpe at Rudgwick and Farlington, an independent day and boarding school for girls located on the outskirts of Broadbridge Heath. The local independent schools all run a convenient bus collection service from Billingshurst village. The larger towns of Horsham, Guildford and Chichester are all within easy driving distance and there are excellent road links via the A272, A264, A29 and A24 to the M23 and major motorway network. Golf can be found nearby at Slinfold and Rookwood at Horsham and sporting/leisure facilities can be found at the leisure centre in Billingshurst.

worth bearing in mind...

Although already a generous family home there is plenty of scope to add further accommodation (STPP) by extending to either the side or rear of the property. We feel there would be little or impact on the garden if done.