

BASHURST HILL, WEST SUSSEX

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BASH

HILL

WES

TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2-5
BEDROOMS & BATHROOMS	6-7
FLOOR PLANS & EPC	8
LOCATION & MAP	9
LOCAL AMENITIES	10
CONTACT	11



HOME FEATURES & SPECIFICATIONS

An impressive six-bedroom family home set on approximately 2.9 acres of mature grounds, featuring a double garage, tennis court, and outdoor swimming pool.

Nestled in a semi-rural location with picturesque countryside views, it is conveniently located just a short distance from Christ's Hospital mainline railway station.

- 5 DOUBLE BEDROOMS
- LOFT ROOM/6TH BEDROOM
- 2 EN SUITES
- FAMILY BATHROOM
- LOBBY
- RECEPTION HALLWAY
- DRAWING ROOM
- STUDY
- DINING AREA
- FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- PANTRY
- CLOAKROOM
- GAMES ROOM
- DOUBLE GARAGE
- SHEDS
- SWIMMING POOL
- TENNIS COURT
- GROUNDS EXTENDING TO 2.9 ACRES
- AREA OF WOODLAND

GUIDE PRICE
£1,949,000 STC

TENURE
Freehold

VIDEO
Ask Agent

KITCHEN, DINING & RECEPTION



Kitchen/Dining

The ground floor features spacious and inviting reception rooms, including a panelled study and dining room at the front, as well as a dual-aspect drawing room at the rear, complete with a brick fireplace and French doors leading to the garden. Additionally, there's a family room connected to the open-plan kitchen and breakfast area. This expansive social space boasts tiled flooring, a partially vaulted ceiling with exposed timber beams, and bi-fold doors that open to the patio. The kitchen is equipped with custom cabinetry, a central island, and integrated appliances.



Kitchen/Dining Room

Reception



Living Room



Reception

BEDROOMS & BATHROOMS

The first floor features five beautifully appointed double bedrooms, two of which include en-suite bathrooms, including the spacious principal bedroom. Both en-suites are equipped with bathtubs and separate shower units, and there's also a family bathroom on this level. On the second floor, you'll find an additional double bedroom, perfect for use as a study or guest room.



Principal Bedroom



Second Bedroom

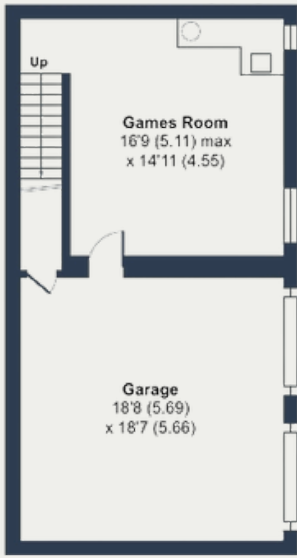
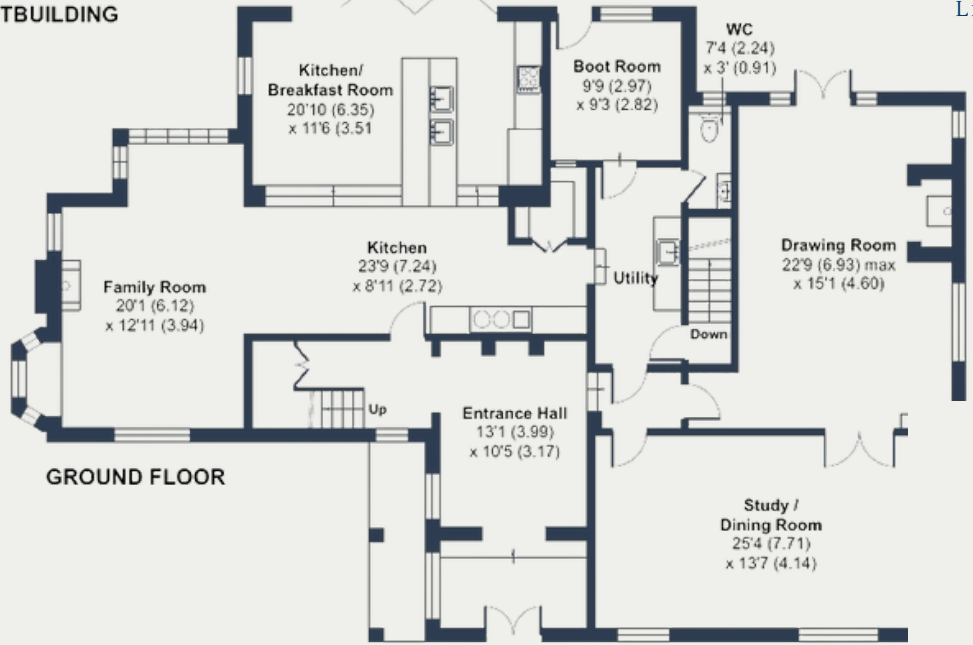
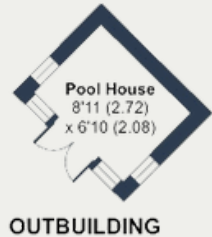
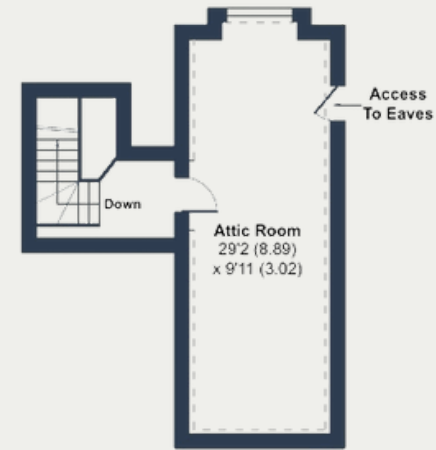


Third Bedroom



Rear Exterior

FLOOR PLANS & EPC



Approx Area = 4,498 sq ft / 417.8 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Garage = 348 sq ft / 32.3 sq m
 Outbuilding = 61 sq ft / 5.7 sq m
 Total = 4927 sq ft / 457.7 sq m

EPC RATING

E

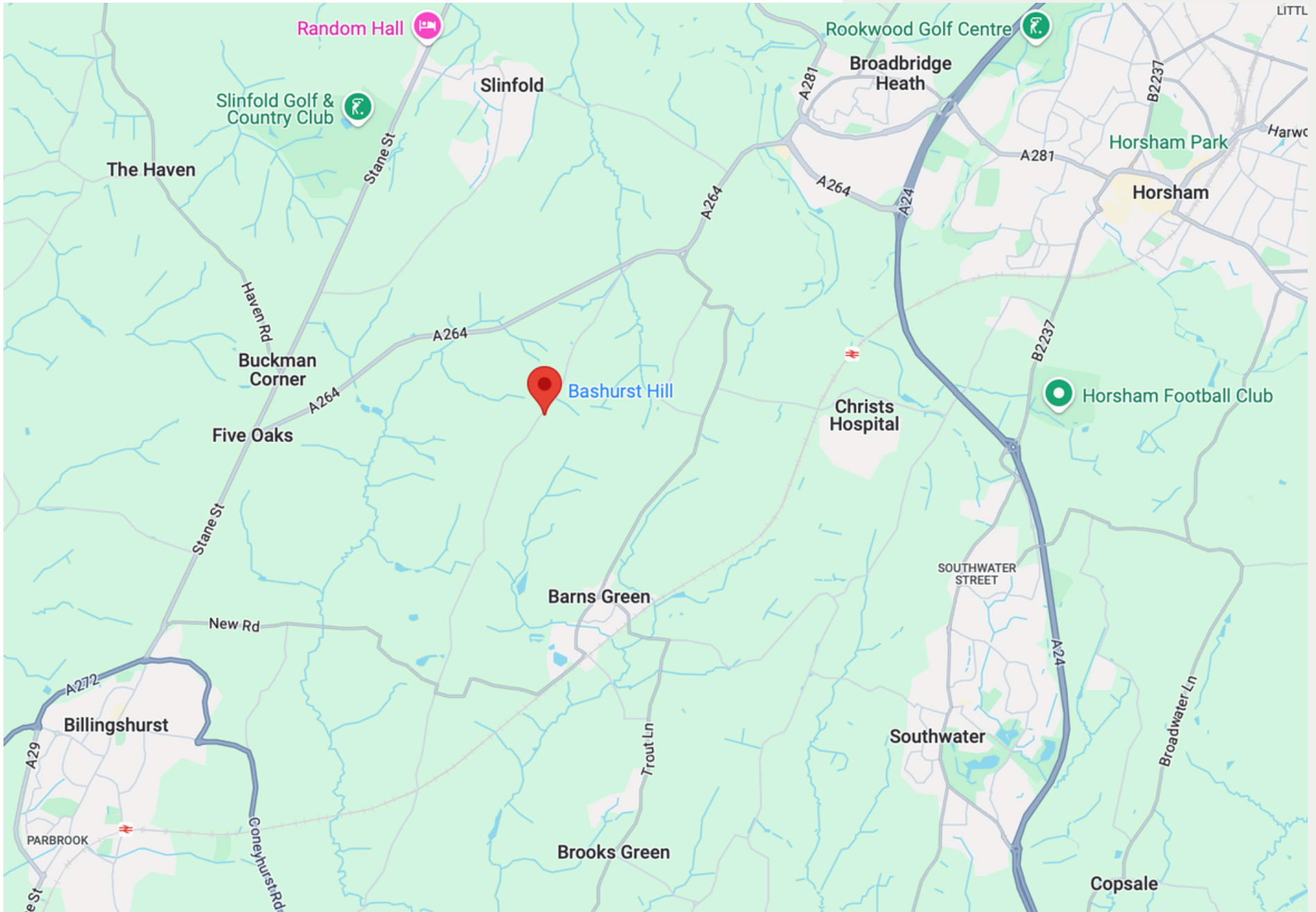
CERTIFICATE NO.

9733-3039-8206-5464-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LOCATION & MAP



COUNTRYSIDE LIVING WITH EXCELLENT LOCAL AMENITIES

Bashurst Hill is a quiet, picturesque neighbourhood in West Sussex, known for its peaceful rural charm and surrounded by beautiful countryside.

It offers a semi-rural lifestyle with a strong sense of community, making it an attractive location for families and those seeking tranquillity while still being within reach of modern conveniences.

**RESTAURANTS &
LOCAL PUBS**

**THE QUEENS
HEAD**

Barns Green



THE RED LYON

Slinfold

GROCERIES

**WESTONS' FARM
SHOP**

Itchingfield



WAITROSE

Horsham

**LOCAL
AMENITIES**

**SLINFOLD GOLF
& COUNTRY CLUB**

Slinfold



**SOUTH LODGE
SPA**

Horsham

SCHOOLS

**PENNTHORPE
SCHOOL**

7 miles



**FARLINGTON
SCHOOL**

2.3 miles

**TRANSPORT
LINKS**

**CHRIST'S
HOSPITAL**

1.4 miles - Direct links
to London Victoria



HORSHAM

3.5 miles - Direct links
to London Victoria

GET IN TOUCH

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*The owner of this property is also the director of Wellbelove Quested Ltd. While every effort has been made to ensure that this brochure is accurate and up-to-date, prospective buyers should be aware that the seller is acting both as the owner and as the estate agent in this transaction.



Details Updated October 2024

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The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

