



Staverton Field | Billingshurst Road | Ashington | West Sussex | RH20 3AY





# Staverton Field

Billingshurst Road | Ashington | West Sussex | RH20 3AY

£1,250,000

A superbly appointed detached five bedroom family home built circa 1995 with annexe potential and paddock and set in a plot of approximately 1.6 acres. Approached via wrought iron gates from the road, the property is set back in its plot and situated on the edge of Ashington village with its local amenities and easy road access via the A24. Internal accommodation comprises: open brick porch, triple aspect sitting room with brick Inglenook fireplace and wood burning stove and views across the gardens, downstairs cloakroom, dining room with oak panelled walls, office/study, kitchen/breakfast room, second reception room leading through to an octagonal conservatory with views across the lawns. To the first floor the oak turning staircase leads up to the landing where there are five bedrooms. The main bedroom and bedroom two both have en-suite facilities and there is a further family bathroom. The loft gives access across the landing to a mezzanine area with storage. To the outside, the rear of the property has a large tiled oak framed veranda and the grounds have lawns to both the front and rear with driveway parking for several vehicles leading to the triple garaging, with the double garage having stairs up to a potential annexe/home office for residential or business use. The property benefits from oak flooring to the ground floor, double glazed leaded light hardwood windows and is being offered for sale with no forward chain. Early viewing recommended.

- Five Bedroom detached Family Home
- Set in a plot of approx. 1.6 acres
- Triple aspect Sitting Room with wood burner
- Separate Dining Room
- Second Reception Room
- Octagonal Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Oak Flooring and Oak Doors
- Main Bedroom with En-suite
- Bedroom Two with En-suite
- Gated access to plenty of off-road Parking
- Triple Garaging
- Double Garage has stairs up to a potential Annexe
- Large lawned Rear Garden
- No Forward Chain





**Entrance Porch** Two steps leading to open brick porch, double glazed front door with leaded light double glazed side panels to either side, leading to:

**Entrance Hall** Inset coir mat, oak wood flooring, attractive coving, radiator, spot lights, stairs to first floor, coats cupboard, understairs storage cupboard.

**Cloakroom** Push flow w.c., double glazed window, radiator, wall-mounted wash hand basin with stainless steel mixer tap, spot lights.

**Sitting Room 23' 0 maximum" x 16' 9 into bay" (7.01m x 5.11m)** Superb triple aspect room with Inglenook fireplace with gas wood burner set in a brick surround, brick hearth and oak mantel over, two radiators, coving, leaded light double glazed windows and double glazed double opening doors leading out to rear garden and terrace.

**Dining Room 16' 1" x 11' 1" (4.9m x 3.38m)** Oak wood flooring, two oak panelled walls, radiator, double glazed leaded light windows to front, coving, spot lights, two wall light points.

**Office/Study 10' 9" x 9' 3" (3.28m x 2.82m)** Double glazed leaded light windows to rear, coving, radiator, attractive ceiling rose.

**Kitchen/Breakfast Room 20' 1 maximum" x 15' 9 maximum" (6.12m x 4.8m)**

**Kitchen Area** Extensive range of wall and base units, several worksurfaces, one and a half bowl sink unit with brass mixer tap, double glazed leaded light windows to front, integrated fridge, integrated 'Bosch' oven and microwave, integrated 'Bosch' hob with two raised trivets to either side with tiled splash back, integrated 'NEFF' dishwasher, spot lights, tiled flooring, part tiled walls.

**Breakfast Area** Radiator, tiled flooring, double glazed leaded light doors to rear garden, worksurface with built-in cupboards beneath.

**Utility Room 7' 4" x 7' 4" (2.24m x 2.24m)** Worksurface with space and plumbing for washing machine and tumble dryer under, tiled flooring, double glazed leaded light door and window to side leading to side patio, stainless steel sink unit with stainless steel swan neck mixer tap, wall-mounted 'Worcester' boiler.

**Second Reception Room 14' 0" x 11' 4" (4.27m x 3.45m)** Radiator, coving, double opening double glazed leaded light bi-folding doors to:

**Conservatory 13' 8" x 12' 8" (4.17m x 3.86m)** Of tiled and hardwood double glazed construction being an octagonal shape with double glazed opening doors leading to gardens and terrace.

**Staircase** Oak turning staircase leading to:

**First Floor Galleried Landing** Airing cupboard housing hot water cylinder, radiator, access to loft space with pull down ladder and access to mezzanine level with further storage cupboard.

**Bedroom One 19' 7" x 12' 9" (5.97m x 3.89m)** Double glazed window to rear garden, radiator, coving, twin built-in cupboards, door to:

**En-Suite** Tile enclosed bath with stainless steel mixer tap, wall-mounted wash hand basin with stainless steel mixer tap, medicine cabinet, fully tiled walls, bidet, low level push flow w.c., double glazed leaded light window, heated ladder towel rail, fully enclosed tiled shower cubicle with folding glass and chrome screen, hand held mixer shower, spot lights, extractor fan, tiled flooring.

**Bedroom Two 13' 2" x 11' 3" (4.01m x 3.43m)** Double glazed leaded light windows to front, radiator, coving, built-in wardrobe cupboard, shelved linen cupboard, door to:

**En-Suite Bathroom** Panel enclosed bath with stainless steel mixer tap, heated ladder towel rail, wall-mounted wash hand basin with stainless steel mixer tap, push flow w.c., fully tiled walls, tiled flooring, spot lights, extractor fan, medicine cabinet.

**Bedroom Three 14' 1 maximum" x 12' 2 maximum" (4.29m x 3.71m)** Double glazed leaded light windows to rear, built-in wardrobe cupboards, radiator, coving.

**Bedroom Four 12' 5" x 9' 3" (3.78m x 2.82m)** Double glazed leaded light windows to front, radiator, coving.

**Bedroom Five 10' 1" x 10' 0" (3.07m x 3.05m)** Radiator, built-in wardrobe cupboard, double glazed leaded light windows to rear, coving.

**Family Bathroom** Tile enclosed bath with stainless steel mixer tap, fully tiled walls, tiled flooring, low level w.c., heated ladder towel rail, double glazed leaded light windows to front, wash hand basin set into vanity unit with cupboards below, circular shower unit with sliding glass and chrome screen, hand held wall-mounted shower unit, spot lights, extractor fan.

## Outside

**Front Garden** The property is approached via double wrought iron gates with brick pillars to either side, retaining brick wall with lawned areas to either side, leading up the gravel driveway with circular turning space for parking for numerous vehicles, several outside ornate lantern lights, leading to:

**Garaging** Made up of a double garage and a single adjoining garage.

**Double Garage** Pitched and tiled roof, two up and over doors, power and light, space for fridge/freezer, double glazed leaded light window to side and double glazed leaded light door to rear, outside ornate lantern lights, stairs up to possible Annexe/home office/hobbies room with Velux window and double glazed leaded light window to rear. To the rear of the garage is a rear workshop with power.

**Single Garage** Pitched and tiled roof, up and over door, power and light, double glazed leaded light window and double glazed leaded light door to rear, outside lantern lighting. To the rear of the garage is a rear workshop with power.

**Rear Garden** A superb sized garden which has a large expanse of lawn, various shrubs and trees, enclosed by ranch style fencing, hedging and timber garden fencing, easy accesses to the front via either wrought iron gates and a patio area between the garaging/workshop and the house and further side access. A large tiled oak framed veranda is located at the rear of the property.

**EPC Rating:** Band C.



## Billingshurst Road, Ashington, Pulborough, RH20

Approximate Area = 2828 sq ft / 262.7 sq m (excludes room in roof)

Garages = 566 sq ft / 52.5 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 3540 sq ft / 328.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1343889



*"We'll make you feel at home..."*



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoad MRICS

### Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

- The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.