



24, The Willows | Billingshurst | West Sussex | RH14 9WL





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£725,000.

A large and attractive Georgian style home situated in the ever popular Penfold Grange development in Billingshurst. The property is ideally situated for access to the local schools, leisure centre and railway station just beyond and very accessible is Billingshurst High Street with its many amenities. The property's Georgian influence is complemented by its generous ceiling heights and the double glazed Georgian style windows. As you enter the property you are greeted by a large reception hall with double doors leading to both principal reception rooms. The drawing room has a triple aspect with fireplace and the magnificent kitchen/family room, again has a triple aspect and a re-fitted kitchen with many integrated appliances. The ground floor also has a cloakroom and utility. The five bedrooms are found on both first and second floors of this wonderful property and they are all a generous size, with the main bedroom not only having a full en-suite but also a separate dressing room. There is also a family bathroom and additional shower room. To the outside there is a drive directly to the side of the property leading to the garage and the rear garden is particularly secluded with landscaping including large patio, summerhouse with decked area, areas of lawn and well stocked flower beds.

Entrance

Georgian style front door, leading to:

Reception Hall

Covered radiator, turning staircase to first floor, double cupboard for coats.

Cloakroom

W.C., wash hand basin with mixer tap, tiled splash back and storage under, radiator.

Drawing Room

A triple aspect room with double glazed Georgian style windows, centrepiece stone fire surround with matching hearth, two radiators, double glazed double opening doors leading garden.

Magnificent Kitchen/Family Room

A triple aspect room with low sill Georgian style double glazed windows and space to accommodate a large dining table and an extensively re-fitted kitchen that comprises: wooden work top with inset enamel Butler sink and matching drainer to side, base cupboards under, integrated dishwasher, fitted Range cooker, further matching work surface with base cupboards and drawers beneath, fitted fridge/freezer, further matching work surface with base cupboards and drawers beneath and eye-level units above, further matching eye-level cupboards, stainless steel extractor hood over hob, central Island unit with large wooden work surface also incorporating breakfast bar and base cupboards and drawers beneath, two contemporary radiators, double glazed double opening doors leading to garden.

Utility Room

Work surface with inset stainless steel sink unit with base cupboard under, space and plumbing for washing machine and tumble dryer, wall-mounted gas fired boiler, eye-level cupboards, space for additional domestic appliance, radiator, understairs cupboard, part double glazed door leading to outside.

First Floor Landing

Turning staircase to second floor, wide seating area with radiator, and Georgian style double glazed window, airing

cupboard housing hot water tank.

Main Bedroom

Double aspect with Georgian style double glazed windows, two radiators, archway to:

Dressing Room

Full length wardrobes with sliding doors, radiator, double glazed Georgian style window.

En-suite Bathroom

Full suite comprising: panelled bath with mixer tap and hand held shower attachment, shower cubicle with mixer shower, wash hand basin with mixer tap having base cupboards under, large tiled splash back and mirror over, shaver point, w.c., double glazed Georgian style window, tiled floor, part tiled walls.

Bedroom Two

Double glazed Georgian style window, radiator, fitted wardrobe.

Bedroom Three

Double glazed Georgian style window, radiator, fitted wardrobe.

Family Bathroom

Panelled bath with twin hand grips, mixer tap with hand held shower attachment, curtain and rail, pedestal wash hand basin with mixer tap, tiled splash back and mirror over, shaver point, w.c., radiator, double glazed Georgian style window, tiled floor, shelved cupboard.

Second Floor Landing

Access to loft space, double glazed skylight window.

Bedroom Four

Large room with double aspect, double glazed windows, two radiators, access to eaves storage space, recessed wardrobe.

Bedroom Five

Large room with a double aspect, double glazed windows, two radiators, eaves storage.

Shower Room

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap,

w.c., radiator, double glazed skylight window.

Drive and Parking

Situated directly to the side of the property is the drive that provides off the road parking for several vehicles.

Garage

Of brick construction with a pitched roof and up and over door.

Front Garden

The front garden adds to the Georgian character of the property with a wrought iron fence to the front boundary, brick paved path leading to the front door. Traditional planting is either side of the path with an array of miniature trees and shrubs and a privet hedge running the length of the wrought iron fence.

Rear Garden

The rear garden has a particularly secluded outlook and has been well landscaped with a splendid mature Oak tree. In more detail, a large patio runs the full width of the property which leads to a good sized area of lawn with shaped edges and well stocked flower and shrub borders. There is a timber summerhouse with area of decking to the front, ornamental pond and garden store. In the garden there is a gate giving access to the drive and garage and there is an additional gate to the other side of the garden.

Agents Note.

Part of the rear garden has been enjoyed by the sellers for many years though absolute title cannot be offered. An application for adverse possession is being made.

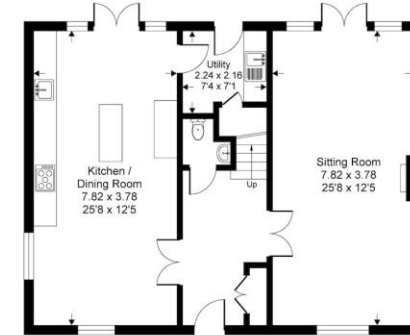
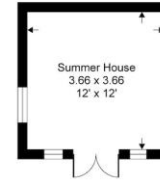
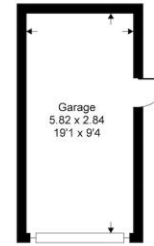
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APPROX.



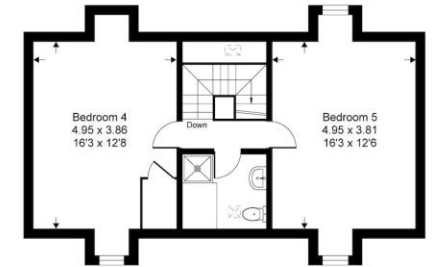


The Willows, RH14

Approximate Gross Internal Area = 210.5 sq m / 2266 sq ft
 Approximate Garage Internal Area = 16.6 sq m / 179 sq ft
 Approximate Outbuilding Internal Area = 13.3 sq m / 144 sq ft
 Approximate Total Internal Area = 240.4 sq m / 2589 sq ft



Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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