



3, Great Grooms | Parbrook | Billingshurst | RH14 9BY

 **FOWLERS**
ESTATE AGENTS



3, Great Grooms

Parbrook | Billingshurst | RH14 9BY

£345,000

This two bedroom character cottage has its origins in an older detached period property. The skilful alteration to the original property gives the chance to own a spacious, character home with a harmonious combination of modern living and period character. The property is situated on a small development in Parbrook which has excellent access to the local schools, leisure centre and railway station and it is also very handy for Billingshurst High Street. The cottage greets you with a large hall with staircase to the first floor. At the end of the hall is a lounge/dining room which runs the full width of the cottage and has a door leading directly out on to the garden. At the front of the property is a wonderful, refitted kitchen/breakfast room with many integrated appliances and there is a cloakroom off the hall. The first floor landing gives access to the two double bedrooms with the main bedroom having an en-suite. There is also an additional family bathroom. The garden has seclusion at its heart with a westerly facing patio with pergola and grape vine with the rest of the garden having many varied plants. A gate leads to the parking space.



Hall

A large reception hall with turning staircase to one side with wooden balustrade, radiator.

Cloakroom

W.C., wash hand basin, radiator, extractor fan.

Lounge/Dining Room

Aspect to the rear with Georgian style double glazed door leading to patio and garden, radiator, additional Georgian style double glazed window, open plan to: -



Kitchen

The superb kitchen has recently been fully refitted and includes many appliances and comprises:- Work surface with inset sink unit and base cupboards under, integrated washing machine, further matching work surface with base cupboards and drawers under and integrated dish washer, wine cooler, tall shelved unit with fitted fridge/freezer to side, further work surface with inset ceramic hob and integrated oven under, glass splash back and extractor over, range of eye level cupboards, concealed gas fired boiler, double glazed window, radiator.



Landing

Airing cupboard housing pressurised hot water tank.

Bedroom One

Double glazed Georgian style window, radiator, access to roof space, door to:

En-suite

Recessed shower cubicle with maintenance free Aqua board and mixer shower, pedestal wash hand basin, w.c., chrome heated towel rail, light/shaver point.

Bedroom Two

Radiator, double glazed Georgian style window, bulk-head over staircase.

Bathroom

Modern suite with contrasting 'Travertine' style tiling and comprising: panelled bath with twin hand grips with mixer tap and shower attachment (curtain and rail), pedestal wash hand basin with light/shaver point above, w.c., tiled floor, heated towel rail, extractor fan.

Allocated Parking

A parking space specifically for this cottage is found at the foot of the rear garden and there are

further un-marked parking spaces as your approach the property.

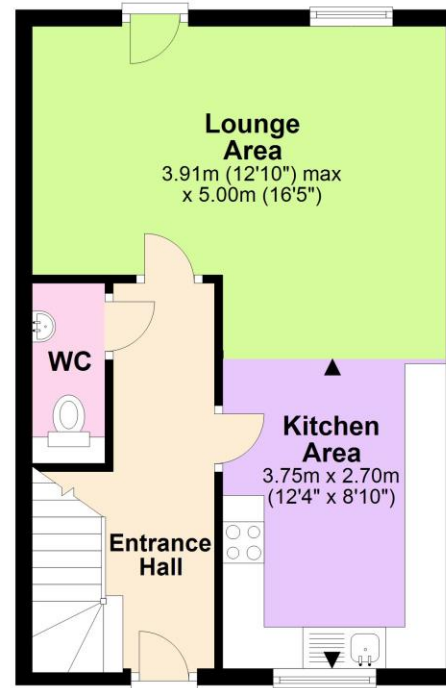
Garden

The very pleasant garden has a westerly aspect and a very secluded outlook with a mixture of planting and hedges creating a relaxing garden with thoughtful planting. Adjacent the property is a full width patio with wooden pergola over and a grape vine.

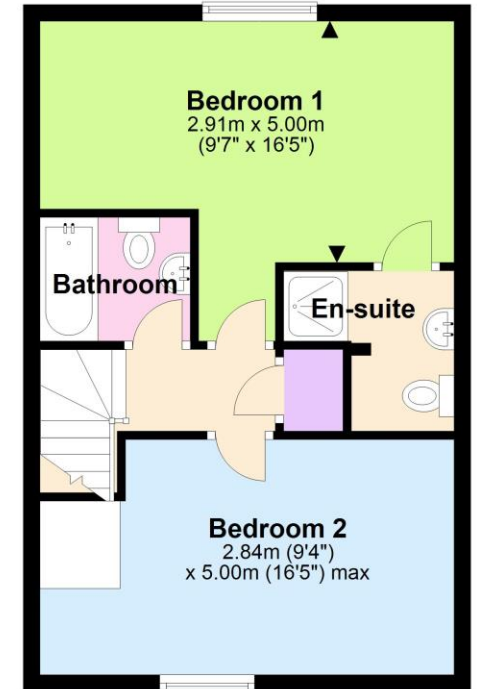
EPC RATING=C
COUNCIL TAX=D



Ground Floor
Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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

Managing Director:
Marcel Hoad



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