



6, Kingsfold Close | Billingshurst | West Sussex | RH14 9HG.

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ESTATE AGENTS



6, Kingsfold Close

Billingshurst | West Sussex | RH14 9HG

£1,100,000

A substantial five bedroom detached executive property, situated in an extremely sought after residential close towards the edge of Billingshurst with neighbouring countryside close at hand yet being very accessible for both Billingshurst train station and the High Street, with its many retail facilities. Local schools are also close by. The property provides an opportunity to own a very spacious, five bedroom, three/four reception room family home with a large kitchen/breakfast room. The ground floor also has a large reception hall, cloakroom and utility room plus conservatory. The first floor bedroom accommodation is complimented by a superb main bedroom suite with separate dressing area and en-suite bathroom. There is also a guest suite with additional en-suite. The three further bedrooms are serviced by a spacious family bathroom. Most of the bedrooms have built-in wardrobes. Undoubtedly one of the properties main features are its grounds, with generous gardens encompassing the house providing an excellent degree of seclusion. The 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. A heated and covered swimming pool is located towards the corner of the garden by the conservatory.



Covered Entrance Porch

Door leading to:

Reception Hall

Turning staircase to first floor with ornate wooden balustrade, radiator.

Cloakroom

W.C., wash hand basin with tiled splash back, radiator.

Drawing Room

Large room running the full length of the property having a triple aspect, centrepiece fire surround with raised hearth and wood burning stove, two radiators, double glazed windows, double glazed sliding patio doors to terrace and garden.

Dining Room

Double glazed window, radiator.

Study

Aspect to front, radiator, double glazed window.

Kitchen/Breakfast Room

This large kitchen/breakfast room is a real focal point of the house and has double glazed sliding doors leading directly out onto the large terrace and gardens. The kitchen is extensively fitted and comprises: inset one and a half bowl sink unit with fitted waste disposal and mixer tap having base cupboards under, integrated dishwasher, under counter wine cooler, further matching worksurface with inset five ring hob and base cupboards and drawers, cooker unit housing double oven with warming drawer beneath, retractable larder unit, full height integral fridge and a further full height freezer, range of matching eye-level units, extractor hood over hob, peninsula worksurface with base cupboards and drawers beneath, also incorporating a breakfast bar, fitted with a plinth heater and space for chairs, defined space for breakfast table, tiled floor, radiator, double glazed window.

Utility Room

Comprising: worksurface with inset single drainer sink unit with mixer tap and base cupboards under, space and plumbing for washing machine and tumble dryer, broom cupboard, further base cupboards, radiator, door leading to:

Conservatory

Of brick and timber construction. The

conservatory is heated with a radiator and has a tiled floor and a central ceiling fan, door giving access to garden.

Galleried Landing

Access to roof space, radiator, double glazed window, airing cupboard housing hot water tank. The loft has a fitted loft ladder and has lighting. The loft is part boarded.

Main Bedroom

Radiator, double glazed window, opening to:

Dressing Room

The large dressing room has three sets of double wardrobes and space for dressing table, radiator, double glazed window, door leading through to:

En-suite

The large en-suite comprises free standing bath with floor mounted mixer tap to the side, modern vanity unit with wash hand basin and mixer tap and circular mirror over with back lighting, tiled floor and walls with soft matt finish, heated towel rail, double glazed window, tiled shower cubicle with multi-head mixer shower, W.C.

Guest Bedroom

Recessed double wardrobe, radiator, double glazed window, door to:

En-suite

Tiled shower cubicle with mixer shower, wash hand basin with mixer tap, w.c., double glazed window.

Bedroom Three

Recessed double wardrobe, radiator, double glazed window.

Bedroom Four

Recessed double wardrobe, radiator, double glazed window.

Bedroom Five

Double glazed window, radiator.

Family Bathroom

Suite comprising: panelled bath with twin hand grips and mixer tap, large tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin and mixer tap having storage cupboards under, concealed cistern w.c., radiator, double glazed window.

To the front of the property is a good sized brick paved drive with additional gravelled parking area

providing plenty of parking.

Integral Double Garage

Twin up and over doors, power and light. The floor is painted with a dust inhibitor paint and the walls and ceiling has been painted with white emulsion. To the rear of the garage is the heating and filtration equipment for the covered pool and the gas fired boiler for the main property. At the rear of the garage is a door giving access to the kitchen. The garage also benefits from a fitted sink.

The property is situated on a very generous sized plot and is well enclosed and offers an excellent degree of seclusion. Towards the front of the property is a good sized area of lawn with well manicured hedging to the front boundary. There is wide side access to both sides of the property providing additional garden areas.

Rear Garden

A particular feature of the property is the substantial rear garden having a very large terrace immediately adjacent the property that is accessed from both the drawing room, kitchen/breakfast room and conservatory. A large area of lawn is beyond the terrace with interspersed flower and shrub beds, two timber garden stores. There is also a summer house in the top right hand corner of the garden, which overlooks the pool and rear lawn. Towards the corner of the terrace is a covered heated Pool; the cover retractable to make the most of the summer sun, should it be required.

EPC RATING= C.
COUNCIL TAX= G.



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



Managing Director:
Marcel Hoad

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