







£875,000

A charming Grade II Listed 18th century Farmhouse located within this delightful rural position along West Chilton Lane. Internally the accommodation extends to 2609 square feet having been extended to the rear in the mid 1930's. The property retains much of its original character. Features include: sitting room with Inglenook fireplace and cast iron wood burner, dining room, traditional farmhouse kitchen with bespoke fitted antique pine units and 'Smeg' Range oven, ground floor cloakroom, utility room, outer lobby. To the first floor there is a master bedroom with en-suite and family bathroom. Outside there is off-road parking leading to a detached store room. To the rear there are beautiful cottage style gardens of just over 1/2 an acre, with a 'Horsham stone' bridge and brook underneath. The property is offered for sale with no onward chain.

- Period Farmhouse
- Grade II Listed
- Five Bedrooms
- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Pump Room/Laundry Room
- Outer Lobby/Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- No Chain
- Extending to 2609 Sq Ft
- Beautiful Gardens of just over 1/2 an acre
- Driveway Parking Area
- Detached Brick Store Shed











**Entrance** Solid wood panelled front door to:

**Reception Hall** Triple aspect, open plan antique oak balustrade, wall-mounted electric heater, secondary glazed windows, understairs cupboard, exposed beams.

**Sitting Room** 15' 4" x 11' 1 minimum" (4.67m x 3.38m) Feature Inglenook fireplace with cast iron wood burning stove with exposed brick surround and oak mantel over with brick hearth, banked radiator, exposed beamed ceiling.

**Dining Room** 16' 1 maximum" x 15' 1 maximum" (4.9m x 4.6m) Dual aspect, feature exposed beamed ceiling, radiator.

**Inner Hallway** Original exposed brick flooring, radiator, wood panelled ceiling.

**Ground Floor Cloakroom** Low level flush w.c., pedestal wash hand basin, radiator, door leading to:

**Pump Room/Boot Room** Housing pressurised cylinder, door leading to side access.

**Kitchen/Breakfast Room** 21' 4" x 12' 4" (6.5m x 3.76m) Dual aspect, inset one and a half bowl stainless steel single drainer sink unit, range of black granite style working surfaces with antique pine bespoke fitted kitchen,

further drawers and cupboards under, six ring 'Smeg' Range oven, free-standing wood burning stove, original feature brick flooring, Velux window, semi-vaulted ceiling area with a wealth of exposed beams.

**Outer Lobby** Exposed beams, tiled flooring, stable door accessing a rear oak porch and leading to gardens, doorway through to:

**Utility Room** 16' 10" x 5' 7" (5.13m x 1.7m) Butler sink, tiled flooring, built-in storage cupboards, door leading to rear garden.

**Stairs to:**

### **First Floor Landing**

**Bedroom One** 15' 4" x 11' 1 maximum" (4.67m x 3.38m) Exposed beams, radiator, secondary glazed window, step down to:

**En-Suite Shower Room** Large walk-in shower area with Perspex screen and fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, walk-in wardrobe cupboard.

**Bedroom Two** 15' 4" x 11' 3" (4.67m x 3.43m) Exposed beams, radiator, secondary glazed window, doorway through to:

**Bedroom Three** 15' 5" x 12' 3" (4.7m x 3.73m) Built-in airing cupboard, radiator, secondary glazed window, loft hatch, cast iron Victorian fireplace and surround.

**Rear Landing Area** Accessed via secondary staircase to rear of property, original Priest holes, radiator, exposed beams.

**Separate Cloakroom** Low level flush w.c.

**Bedroom Four** 16' 11 maximum" x 9' 1 maximum" (5.16m x 2.77m) Two radiators, double glazed windows.

**Bedroom Five/Study** 8' 5" x 6' 10" (2.57m x 2.08m) Radiator, uPVC double glazed windows.

**Family Bathroom** Inset panelled bath with telephone grip shower attachment, inset wash hand basin, walk-in fully enclosed shower cubicle with fitted independent shower unit, oak style flooring, heated chrome towel rail.

## **Outside**

**Front Garden** Front lawned area with privet hedging, leading to wrought iron gate and original stone walling, brick paved pathways. Parking area for several vehicles leading to:

**Detached Store Room** Enclosed area to the left housing oil tank.

**Rear Garden** Brick paved areas with formal lawned area enclosed by attractive flower and shrub borders, door accessing store room, outside water tap, side courtyard paved area.

**Further Side Section of Garden** Pond surrounded by mature trees, pergola and 'Horsham stone' bridge going over a brook into the orchard area of gardens with mixed fruit trees, screened by mature trees and shrubs, seating area, lawn.

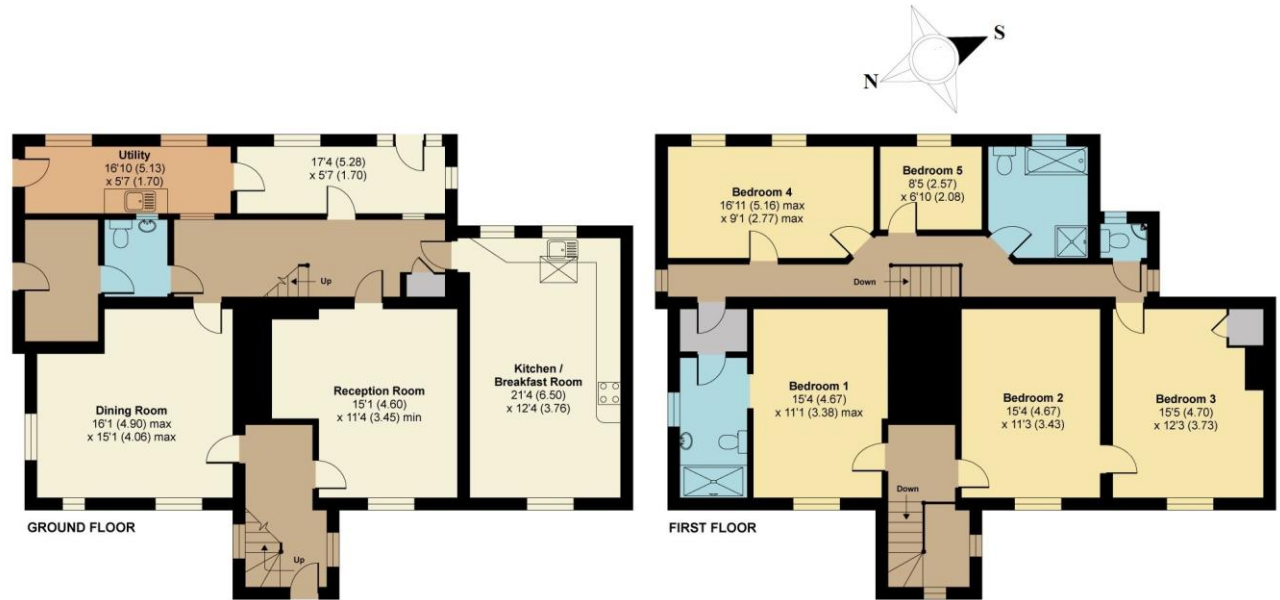
**Side Section of Garden** Ornamental pond, screened by fence panelling.

**EPC Rating:** Band E.



# Brookhouse, West Chilmington Lane, Broadford Bridge, Billingshurst, RH14

APPROX. GROSS INTERNAL FLOOR AREA 2609 SQ FT 242.4 SQ METRES



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