

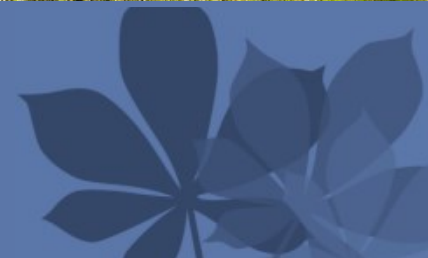


Keats
independent estate agents

Hawkhurst Court, Billingshurst

Guide Price:

£815,000 Freehold



Billingshurst

Guide Price: £815,000

Hawkhurst Court, Billingshurst, , RH14 0HS

A most impressive four bedroom, three bathroom, wing of the beautiful 19th century Manor house at Hawkhurst Court is situated in a stunning rural setting within easy distance of Wisborough Green and historic Petworth.



- **Imposing wing full of character and charm**
- **Three bathrooms**
- **Dining area**
- **Addition reception room with doors to walled garden**
- **Open barn style garage**
- **Four bedrooms**
- **Sitting room with open inglenook fireplace**
- **Kitchen**
- **Gardens and grounds of just over 0.5 of an acre**
- **Vacant possession**

THE PROPERTY

The property is approached via a sweeping shingle drive. A few steps and over the sun terrace to the covered entrance vestibule, there is a glazed inner front door to a wide entrance/dining area with two windows overlooking the side garden, easy rising stairs to first floor with under stairs cupboard housing gas boiler. There is also a full height coats cupboard adjacent to the entrance door. The kitchen is off the dining area and has a range of wall mounted and base kitchen cabinets and tile work surfaces. There is a built in double oven and a four ring electric hob with extractor fan over and there is space for a dishwasher, washing machine and an upright fridge/freezer.

The sitting room is again accessed from the entrance area and has a large inglenook style open fireplace in exposed brick. Glazed double doors open to a large sun terrace at the front and these, together with windows give a lovely view over the sweeping lawns to the front. There is a further reception room adjoining the sitting room again with front aspect window and double doors opening to a walled side garden. From this area easy rising stairs lead to a separate bedroom suite. A double aspect room offering fine views over the side and front gardens and there is an en-suite shower room.

From the dining area further stairs access the main bedroom suite. There are two, floor to ceiling wardrobe cupboards and an en-suite shower room opposite. The bedroom has lovely views over the side and rear gardens.

From the landing further stairs give access to the second floor where there are a further two double bedrooms and a family bathroom.

THE GARDEN AND GROUNDS

These are a true feature of the property and extend to just over 0.5 of an acre. There is a sun terrace to the front of the property with wide steps leading down to a sweeping shingled drive offering parking for several cars. There is a two bay open garage with pitched roof adjoining storage area.

There are sweeping lawns to the front and side and there is a walled garden to the side with private patio area .

Originally part of a large country estate Hawkhurst Court was used by the Canadian army in World War II, after which it became a private school until it was later converted into private homes in the 1980s.

This attractive building has been converted into residential properties with East House forming the northern portion of the manor house. Owned by the same family for many years the property has been well maintained over the years and now offers a spacious home with a wealth of charm and character.

LOCAL AUTHORITY : Chichester District Council

TAX BAND : G

TENURE : Freehold

LEASE TERM : n/a

GROUND RENT : n/a

SERVICE CHARGE : n/a

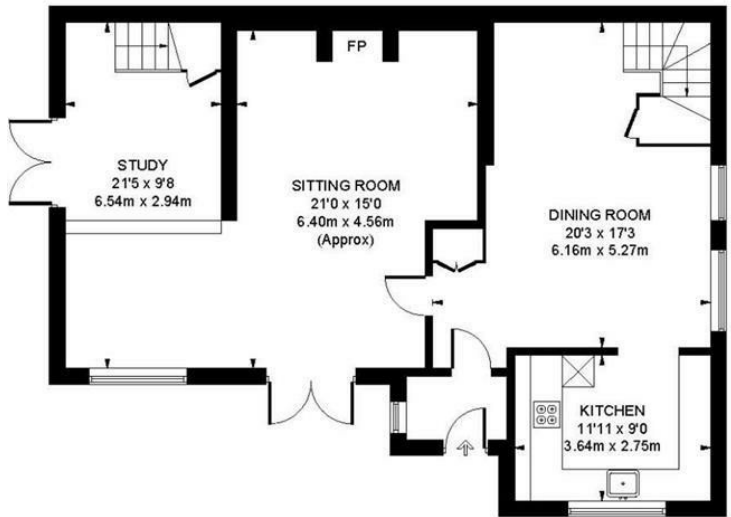
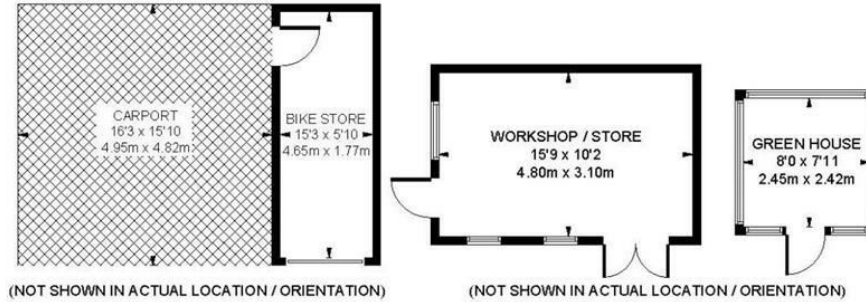
DIRECTIONS : Hawkhurst Court falls within the South Downs National Park and is approximately 3 miles from the popular village of Wisborough Green. Mainline railway links to London Victoria & Waterloo are available at Billingshurst, Pulborough and Haslemere which all fall within easy travelling distance of Hawkhurst Court.

VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.

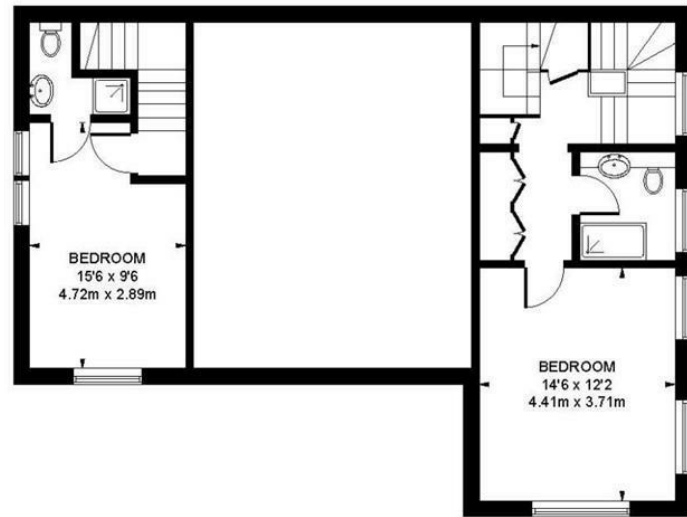


East House

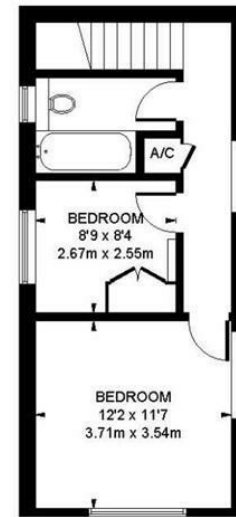
Approximate Gross Internal Area = 1931 sq ft / 179.4 sq m
 Outbuilding = 311 sq ft / 28.9 sq m
 Total = 2242 sq ft / 208.3 sq m
 External Area = 256 sq ft / 23.8 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. (ID894433)

AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

