



Millmead, Billingshurst Road
Broadbridge Heath, Horsham, RH12 3LR
Guide Price £1,550,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Millmead is a breathtakingly attractive home. From humble origins, this former farm cottage has transformed into a the romantically inspired country home we see today. With visual highlights including the wisteria clad elevations and a highly unusual turret, this generously proportioned home demands to be looked at in more detail, and offers flexible living space and pleasing proportions. The four reception rooms and stunning Clive Christian kitchen are just the start. There are also five bedrooms, the principal bedroom has its own luxurious en-suite bathroom and a spiral staircase within the turret leading downstairs. There are an array of character features including many natural artisanal materials including exposed joinery and quarry tiles giving a very arts and craft feel, and these sit well with the more creature comforts befitting of a house of this stature. Outside, the property sits at the eastern edge of the plot which is approaching three quarters of an acre and includes a swimming pool, extensive parking and two separate detached garages.

In all then, a highly unique "forever home", tucked away on a small private lane running alongside the River Arun, and viewings are very strongly recommended with the vendors joint/sole agents, Strutt & Parker and Courtney Green.

Covered Entrance Porch With stone step, old braced door with black furniture to the **Reception Hall** Double aspect room with leaded windows front and side with quarry tiled sills, original fireplace with stone hearth, brick insets and Oak mantle piece, exposed joinery, staircase to the first floor, cast iron radiator, old wooden braced and ledged doors with wooden latches lead to each room.

Boot Room With lovely quarry tiled flooring, leaded window with quarry tiled sill, wall mounted wash basin with mixer tap, cast iron radiator, door to the outside, coat rack and shoe shelves, door to

Cloakroom With low level WC, leaded window with quarry tiled sill, electricity fuse box and meters, additional quarry tiled flooring.

Walk In Former Pantry With fitted shelving, leaded window with quarry tiled sill, hanging rail, quarry tiled floor.

Principal Reception Room In two defined areas with exposed timber wall and ceiling beam, stunning brick chimney piece with inset Oak timber, stone hearth and black canopy with book shelving to each side, two cast iron radiators, front and rear leaded windows with quarry tiled sills, Oak framed opening to the

Family Room With exposed Oak ceiling timber and additional joinery, ornate antique Oak wall shelving and carved depiction, side aspect leaded window with quarry tiled sill, cast iron radiator, door to

Dining Room Double aspect with leaded windows to front and side with quarry tiled sills, four wall light points, cast iron radiator, telephone point, exposed joinery, door to

Sun Room On a brick base with quarry tiled sills, double glazed windows and double glazed pitched roof with skylight, French doors lead out to the back area, wooden skirting boards, cast iron radiator, fitted blinds.

From the **Family Room**, a decorative Oak archway and door leads to the

Fantastic Kitchen/Breakfast Room This Clive Christian kitchen has all the hallmarks of it's maker in Oak with granite counter tops and splashbacks, barley twist pilasters and Farmhouse style doors with wrought iron fittings including a matching dresser unit with drawers, bevelled glass backlit cabinets. The centre piece Nobel oil fired cooking range with two hot plates, twin ovens, set in a corbel brick chimney piece with Oak over mantle and inset tiling, extractor and lighting, under hung sink unit with routed drainer and mixer tap, natural stone flooring, exposed Oak joinery, side aspect leaded windows and large French doors with leaded arched head panels looking out down the garden with windows to each side, built in Neff dishwasher, inset and counter top lighting, doorway to

Laundry Room With a wooden range of low level and high level cabinetry, Oak worktop with limestone pastry shelf, under hung sink unit with routed wooden drainer and period style taps, recesses for laundry appliances, a continuation of the stone flooring, cast iron radiator, wooden stable doors to the rear, leaded windows to each side of the rear, exposed brickwork, shelved pantry with door operated light, granite and wooden shelving. The brick formed spiral staircase and turret has a useful understairs area and rises to the Principal Bedroom Suite.

From the reception hall, the original staircase rises and turns past exposed joinery and a side aspect leaded window giving a glimpse of the garden, alighting at the **First Floor Landing** On two levels with exposed Oak joinery, rear aspect leaded windows with quarry tiled sills, cast iron radiator, large shelved linen cupboard with radiator and shelving, braced wooden doors with wooden pulls to each room. Magnificent brick turret with the spiral staircase and it's elegant iron hand rail leading down past two leaded windows with quarry tiled sills to the lower floor, additional leaded window with quarry tiled sill and cast iron radiator below, door to

Principal Bedroom A stunning suite of rooms consisting of the main bedroom, double aspect with leaded windows to each side, both affording views of gardens and land beyond, cast iron radiator, exposed joinery, two wall light points, ceiling spotlight, large fitted wardrobe with sliding doors, telephone point, door to

Luxurious En-Suite Bathroom With a claw footed roll top bath with tiled display ledge behind and with nickel effect tap set and hand shower, separate shower enclosure with Lakes 10ml pivot door, oversized shower with exposed chrome drencher and hand shower, lovely cast iron porcelain wash stand with period style taps and matching WC with display ledge above, side and rear aspect leaded windows with quarry tiles sill, spotlighting, chrome towel warmer, cast iron radiator, medicine cabinet.

Bedroom 2 Double aspect room with leaded windows front and side and with quarry tiled sills, the front window looking out over the Arun to adjacent farmland with wooden wardrobes with cast iron furniture and central desk unit, spotlighting, two cast iron radiators.

Bedroom 3 With a front aspect leaded window with quarry tiled sill looking out over the river, wooden wardrobes with cast iron furniture and with old brick and briquette ornamental fire place with wooden over mantle, niche with wood and quarry tiled book shelving, further wooden joinery.

Bedroom 4 With two front and one side leaded and quarry tiled window, the side window giving a glimpse over the lawns, front over the river, wooden joinery, cast iron radiator, hatch to loft area.

Bedroom 5/Home Office With a side aspect leaded window with quarry tiled sill, extensive fitted wooden book shelving and further cupboard with shelving and cast iron fittings, cast iron radiator, spotlights.

Family Bathroom With a white suite of low entry bath with wooden panel, hand grips and with chrome tap set with hand held shower, wash basin set in wooden cabinet with chrome taps and large mirror above, close coupled WC, leaded windows with quarry tiled sills to the side and rear, cast iron radiator, electric towel warmer, exposed joinery, extractor fan.

OUTSIDE

The property sits in the top corner of a plot which extends to just under 3/4 of an acre. The gardens are neatly arranged which include a large formal lawn which extends to the North side of the house which drops drawn past large flower beds and toward the Swimming Pool.

There are lovely areas on the rear boundary to be discovered in amongst the large shrubs and tall conifers, and a stone pathway leads past an octagonal Summer House with Cedar shingle roof and gravelled seating area. Rising up to the terrace with its, large stone slabs providing a lovely protective outside area with the wisteria, clematis and a lovely marble boss depicting a boy playing a wind instrument as a backdrop. There are outside lights at this point and further stone paving stones lead around the turret to a useful partly covered area ideal for barbequing with a quarry tiled plinth, useful wood store and with wrought iron balustrade and railings.

Steps lead down to an area where there is a hot tub and a vegetable garden and fruit cages and lead around to the rear where there is a timber shed, the oil storage tank, the oil fired boiler providing heating and hot water with a useful cupboard adjacent, and the stone pathway leads gently out towards the back of the sun room with a pathway leading beyond and behind, back around to the front. The whole garden is enclosed by natural screening with hedgerows to the front and the house as previously mentioned is clad with a very established old wisteria offering it's resplendent display during warmer months. There is a generous block paved parking area in front of the property with a five bar gate.

There are Two **Detached Garages**, one situated at the top by the property, the other towards the end of the garden, both have Cedar shingle roofing with light and power and electric remote controlled up and over doors.

Council Tax Band - H

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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Approximate Gross Internal Area 2915 sq ft - 270 sq m

Ground Floor Area 1396 sq ft – 129 sq m

First Floor Area 1218 sq ft – 113 sq m

Garage Floor Area 301 sq ft – 28 sq m

