



Guide Price £520,000

A semi detached character cottage which has been recently improved with ample parking and large garden.



- ▶ Semi detached cottage
- ▶ Re-fitted bathroom
- ▶ Stunning southerly garden
- ▶ Characters features
- ▶ Garage & workshop
- ▶ Two double bedrooms
- ▶ Utility room
- ▶ Driveway parking
- ▶ Inglenook fireplace
- ▶ No chain

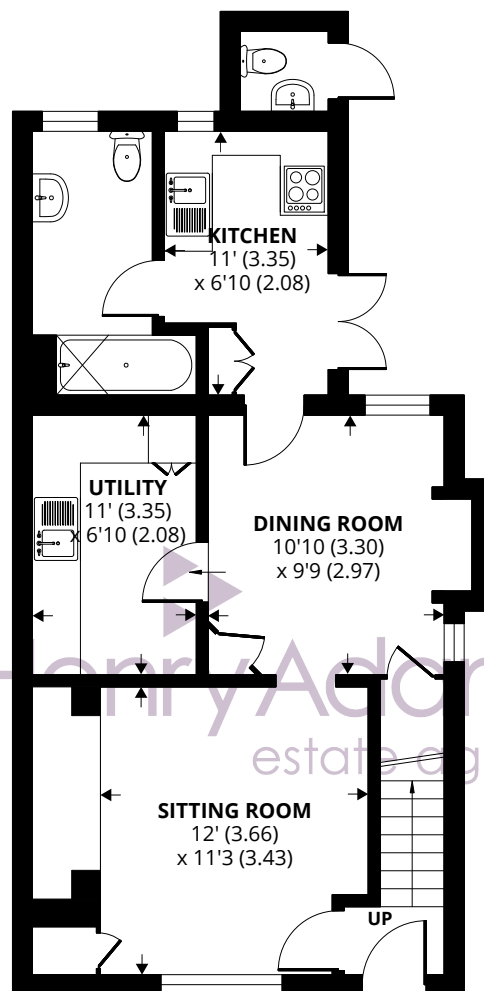
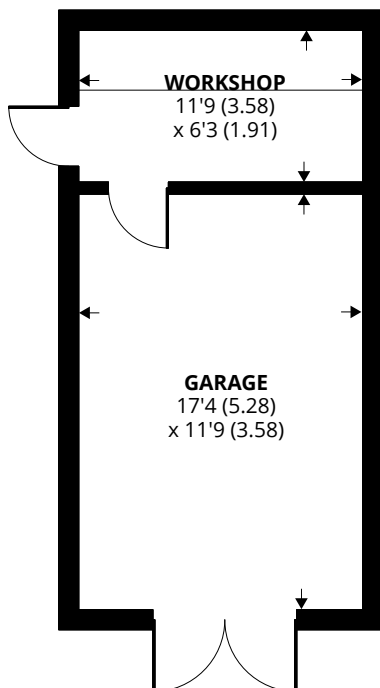
We are delighted to offer for sale this well presented semi detached character home. The accommodation comprises entrance hall with stairs to first floor and door to sitting room. The sitting room has a beautiful Inglenook fireplace with window over looking the front, a door then leads into the dining room and over looks the garden. The utility room has plenty of extra storage with space for white goods. The kitchen is fitted with a range of base units with worktops, butler sink and space for a cooker, door to the garden and a further door to the bathroom comprising of a bath with shower above, wc and wash hand basin.

The stairs rise to the first floor landing with doors leading the bedrooms. The main bedroom over looks the front aspect and has a walk in wardrobe, bedrooms two over looks the rear garden and the refitted bathroom comprises panelled bath, wash hand basin and low level W.C..

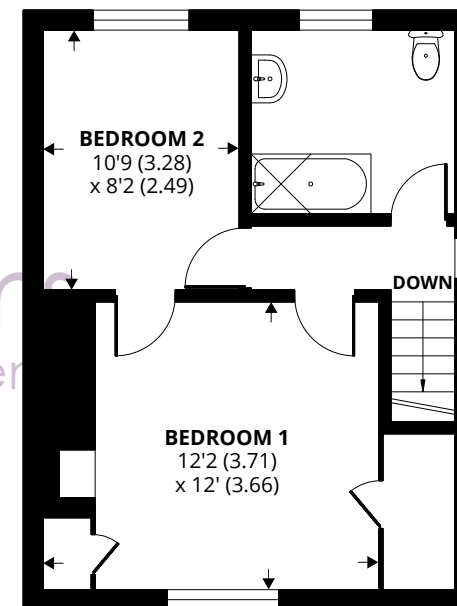
Outside the property offers off road parking to the front with a detached garage and a door to a workshop.

The garden is a real feature of the property comprising a range of trees and shrubs mainly laid to lawn, vegetable plot, outside W.C. storage shed, covered pergola and gated side access. An internal inspection is highly recommended to appreciate this lovely character home.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 948 sq ft / 88 sq m

Garage = 286 sq ft / 26.5 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 1246 sq ft / 115.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

The property is located in the small community of Five Oaks, a mile and a half outside the village of Billingshurst and surrounded by beautiful rolling countryside, near to the property is a handy bus service. Billingshurst offers a variety of shops and amenities for everyday needs including a leisure centre with swimming pool and a mainline station to London Victoria (approximately 70 minutes). The historic market town of Horsham provides a more comprehensive range of facilities including Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club, The Capitol (a multi-purpose arts venue) and a mainline railway station at Horsham which is 5.3 miles from the property proves links to both London Bridge and London Victoria (from 55 minutes). There are excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and the area is well served with excellent schools in both the state and private sector, notably The Weald, Farlington, Christ's Hospital, Penntorpe and Collyers Sixth Form.

