



## Caxton The Luth, Wisborough Green - RH14 0BL

Guide Price £650,000



# Caxton The Luth

Wisborough Green, Billingshurst

- FORWARD CHAIN COMPLETE - MOTIVATED TO SELL
- Pretty detached house in lovely location close to village centre
- Driveway parking for three vehicles
- Garage with potential to convert into a home office
- Sitting room with French doors to garden
- Kitchen with range of appliances
- Dining room, study and ground floor cloakroom
- Main bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Landscaped garden with a variety of plants, shrubs and trees

A beautifully appointed three-bedroom detached home presented to a lovely standard, located in an enviable and peaceful location near the centre of the highly desired South Downs village of Wisborough Green.

Upon entering the property, you are greeted by a generous sized entrance hall providing access to all rooms and leads into a delightful sitting room offering French doors into the garden whilst a log burner provides character and warmth on a cosy winter evening. There is a nicely proportioned kitchen equipped with a range of modern appliances, while additional living spaces include a separate dining room / family room, a dedicated study, and a convenient ground floor cloakroom.

On the first floor the main bedroom features an en-suite shower room with fitted storage, and two further bedrooms share the use of the family bathroom.

Externally, the property benefits from generous landscaped front and rear gardens boasting a variety of plants, shrubs, and trees. To the front, a pitched roof detached garage offers flexibility either for storage or conversion into a dedicated home office and driveway parking, provides ample space for three vehicles.





The property lies in the rural community village of Wisborough Green between the villages of Billingshurst and Petworth. The village itself offers a post office, village hall, two local pubs and a well-regarded Primary School. Nearby, Billingshurst has plenty of local amenities, including supermarkets, library, pharmacies and several pubs, restaurants and cafés. There is also a leisure centre, another large primary school and the highly sought-after secondary school, The Weald. Billingshurst mainline station is approximately 3.5 miles from the property, offering direct services to London Victoria in around 70 minutes, while both Heathrow and Gatwick airports and the South Coast are all easily accessible by road. Billingshurst 3.6 miles, Billingshurst mainline station 4.1 miles, Horsham town centre 10.8 miles, Guildford 15.0 miles, M23 (Jct 11) 18.0 miles, Gatwick Airport 25 miles  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







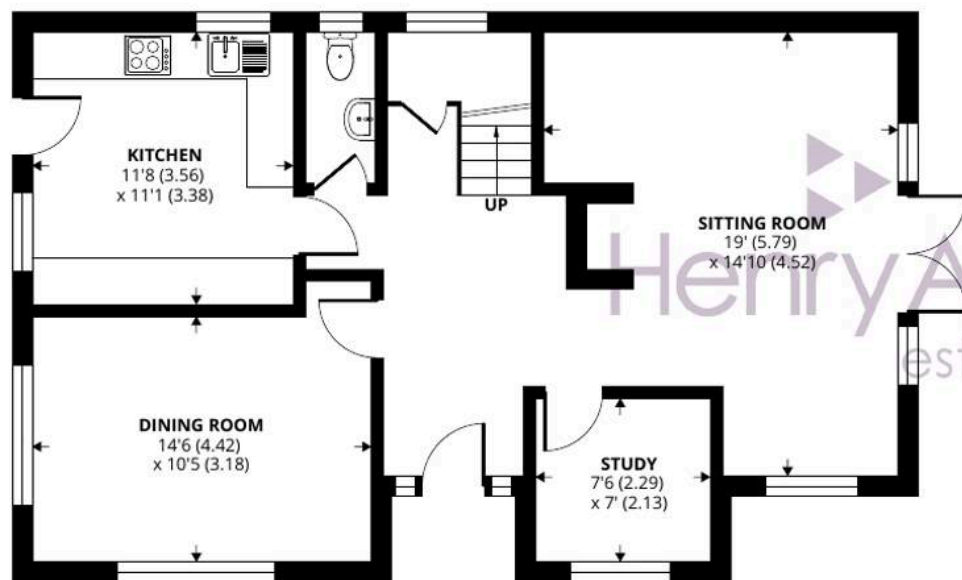
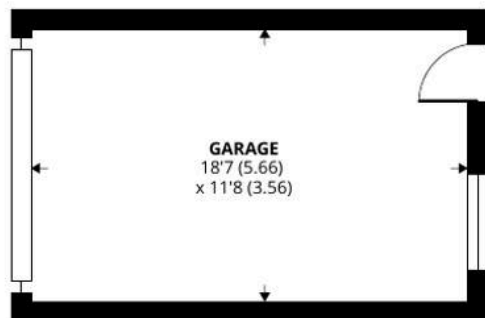




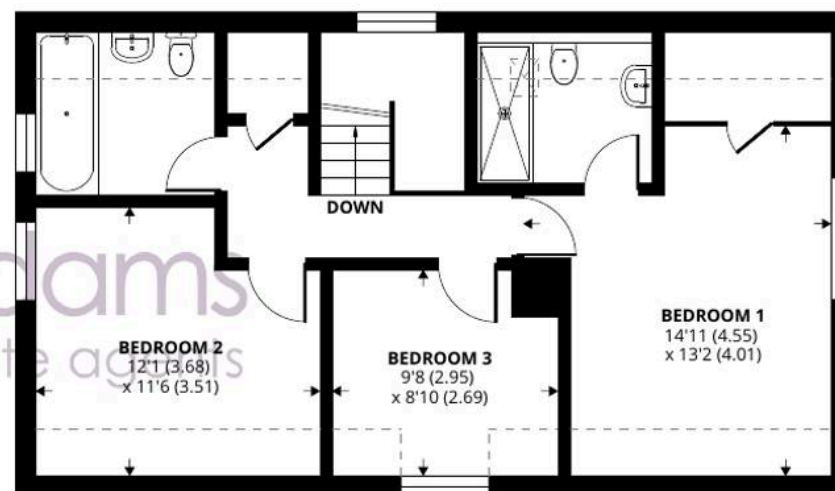








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1316 sq ft / 122.2 sq m  
 Limited Use Area(s) = 114 sq ft / 10.5 sq m  
 Garage = 218 sq ft / 20.2 sq m  
 Total = 1648 sq ft / 152.9 sq m

For identification only - Not to scale







## Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • [storrington@henryadams.co.uk](mailto:storrington@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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