



Colwiste Marringdean Road, Billingshurst - RH14 9HH

Offers Over £875,000



Colwiste, Marringdean Road, Billingshurst

- A unique property in countryside setting along a private road surrounded by a variety of countryside walks
- Gardens including an acre wild meadow
- Various out buildings including double garage / workshop, summer house / party room, garden shed and ample parking
- Sitting room with wood burner and French doors either end taking full advantage of the gardens and setting
- Dining room with access to garden
- Kitchen with range of appliances and modern fitted cupboards
- Four bedrooms and two bathrooms on first floor
- A large selection of trees and shrubs including Oaks, Black Poplar and Blackberries
- Overall plot of property including house and grounds extending to 1.3 acres
- Within 1.5 miles of Billingshurst Railway Station

In a tranquil countryside setting along a private road, this 4-bedroom semi-detached house offers a unique living experience in a picturesque environment that is sure to captivate discerning buyers. Located amidst a multitude of picturesque countryside walks, this property offers a tranquil escape from the hustle and bustle of city life. The expansive gardens, including an acre of wild meadow, provide a perfect backdrop for relaxation and enjoyment of nature. For those who appreciate outdoor living, there are various outbuildings on the grounds, such as a double garage/workshop, a summer house/party room, a garden shed, and ample parking space for convenience.

Stepping inside, the interior of the property is equally as impressive, with a welcoming sitting room with a wood burner and French doors at either end, inviting an abundance of natural light and offering seamless access to the gardens. The dining room provides a perfect setting for entertaining, with direct access to the garden for al fresco dining experiences. The kitchen features a range of appliances and modern fitted cupboards. Upstairs is accessed via two staircases, with two bedrooms via one and two bedrooms and two bathrooms via the other.

The property's extensive grounds are adorned with a diverse selection of trees and shrubs, including Oaks, some rare Black Poplar trees which are part of Wakehurst Place programme to help reintroduce Black Polars into the UK, helping the diversity of the wild meadow and nature, and bountiful Blackberry bushes, creating a picturesque landscape that complements the natural beauty of the surroundings. With an overall plot size of 1.3 acres, the property offers a rare opportunity to own a piece of tranquil countryside living within close proximity to urban amenities, with Billingshurst Railway Station just 1.5 miles away.

There are many options for the property with potential annex accommodation (subject to planning) or just as it is at present offering you the perfect 'Good Life' surrounded by countryside yet only a short distance from Billingshurst village centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Location

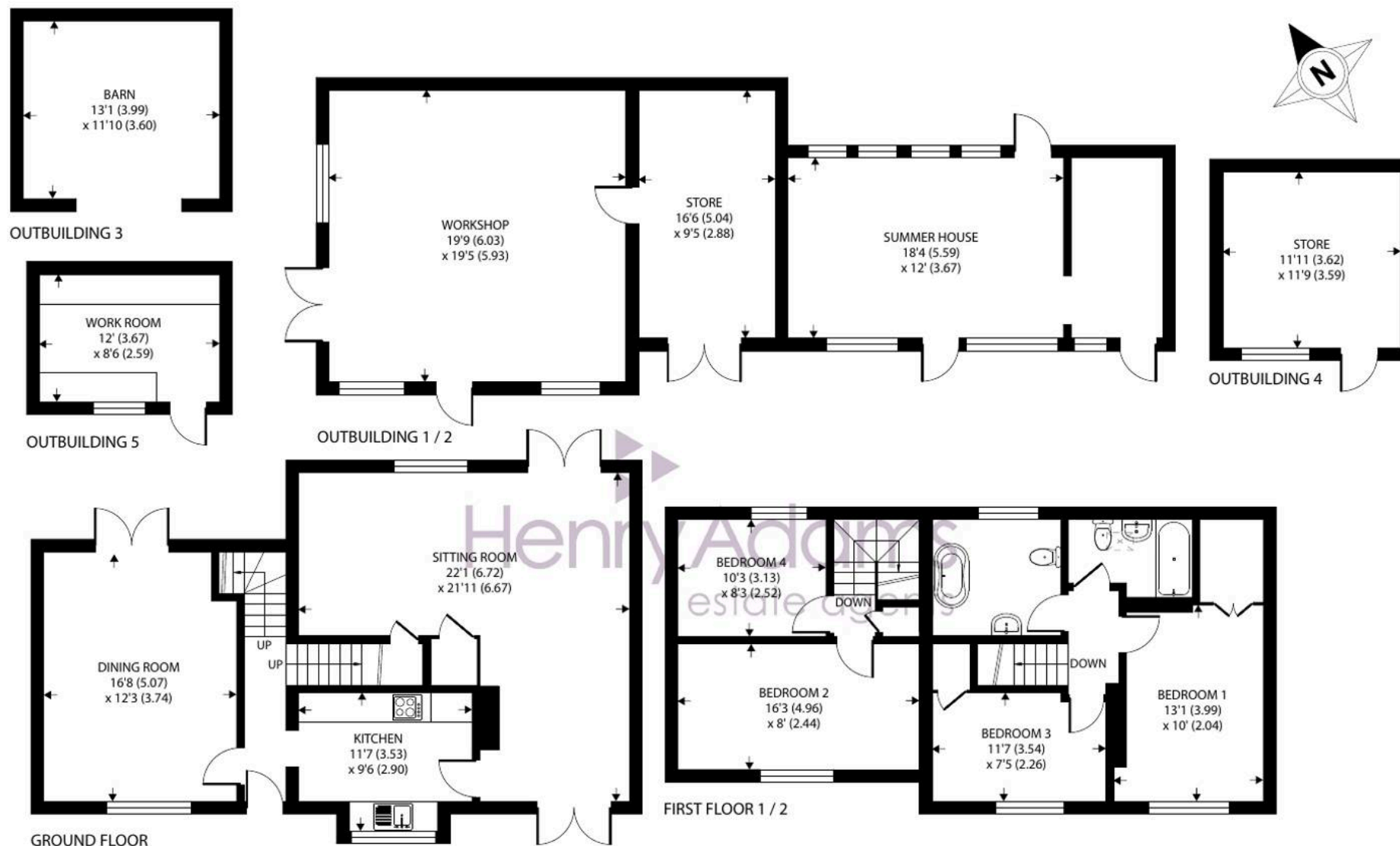
Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.











Approximate Area = 1458 sq ft / 135.4 sq m

Outbuildings = 1247 sq ft / 115.8 sq m

Total = 2705 sq ft / 251.2 sq m

For identification only - Not to scale







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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