



1 Woodcot New Road, Billingshurst - RH14 9DS

Offers Over £1,200,000

1 Woodcot, New Road, Billingshurst

- A beautifully updated and renovated semi detached family home with equestrian land approaching 6 acres with direct access to bridleways
- Four Hancox stables, wash bay, tack room, barn, each stable with automatic water drinkers
- Land comprising 3 paddocks with water drinkers in fields, sand school, ample parking for horsebox
- Large patio area with pergola and ideal outdoor kitchen space with electricity and water
- Feature electric double gates to driveway, double bay garage, large gym, first floor living accommodation finished to first fix
- Hamilton Stone Design bespoke kitchen with Rangemaster and ample storage cupboards and drawers, space for American fridge freezer, quartz worksurface and Quooker tap
- Quooker tap providing boiling water, sparkling water and filtered water
- Open plan kitchen and reception space incorporating a dining area with direct access to garden and snug with woodburner and bespoke media wall
- Additional reception room ideal for formal sitting room or play room
- Large utility with storage, ground floor shower room
- Three double bedrooms on first floor, fourth single bedroom or dressing room, refitted family bathroom and en-suite shower room to principal bedroom

In a picturesque setting, this 4 Bedroom Semi Detached House offers elegance and modernity combined. This beautifully updated and renovated family home boasts equestrian land spanning just under 6 acres, with direct access to bridleways. Equipped with four Hancox stables, a wash bay with hot and cold running water, tack room with space for washing machine, boiler for the stable complex, storage cupboards, and a barn, each stable features automatic water drinkers. The vast land includes 3 paddocks with water drinkers, a 20 × 40 sand school with Day Equestrian sand and fibre mix, and ample parking for a horsebox. There is direct access from the north west of the land onto the surrounding bridleways ideal for hacking with your horse or walking for your dogs. A large patio area with a pergola sets the stage for outdoor gatherings, complemented by an ideal outdoor kitchen space complete with electricity and water. The property boasts exclusive features such as electric double gates leading to the driveway, a double bay car barn with a spacious gym or additional car storage, and potential first-floor living accommodation that is finished to first fix.

Internally the heart of the home, the Hamilton Stone Design bespoke kitchen, is equipped with a Rangemaster, ample storage cupboards and drawers, space for an American fridge freezer, a quartz worksurface, and a Quooker tap providing boiling, sparkling, and filtered water. The open plan kitchen and reception space flows effortlessly into a dining area with French doors to the garden, snug with a woodburner and bespoke media wall, and another reception room ideal for a formal sitting room or playroom. Additional highlights of this property include a large utility room with storage, a ground floor shower room, three double bedrooms on the first floor, a fourth single bedroom or dressing room, a refitted family bathroom, an en-suite shower room to the principal bedroom, underfloor heating on the ground floor, Sonos surround sound in the kitchen and reception space, and two lantern roofs in the kitchen.

Outside, the property offers a tranquil escape with sprawling greenery and panoramic views. The grounds are meticulously maintained and include a lush garden space that provides a calming backdrop for outdoor relaxation. Whether unwinding on the patio under the pergola or exploring the extensive equestrian facilities, the outdoor space offers a seamless blend of tranquillity and functionality. With its expansive layout, this property invites residents to embrace the beauty of nature and savour the peaceful ambience that surrounds them.

What3Words ///school.mock.dolls

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

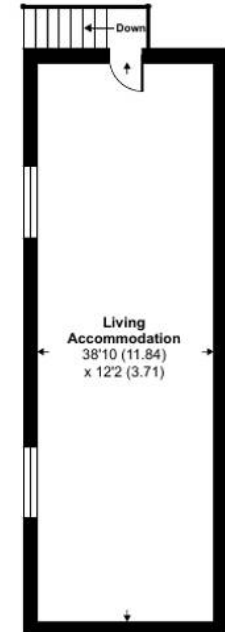
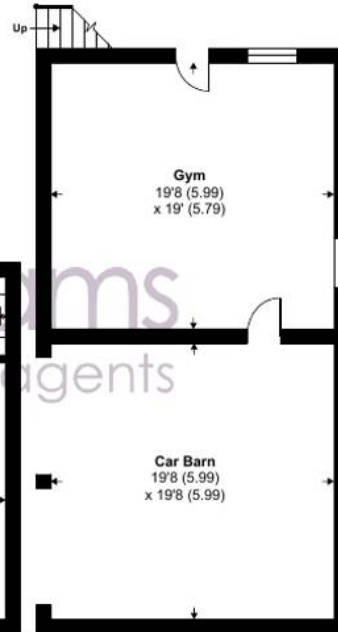
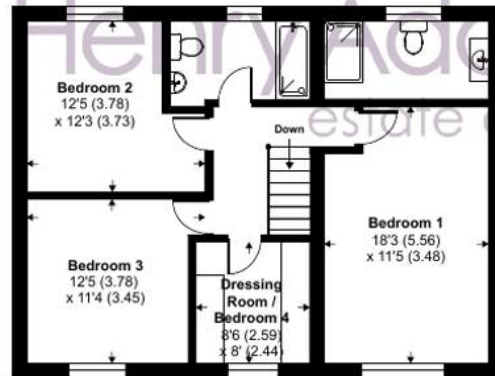
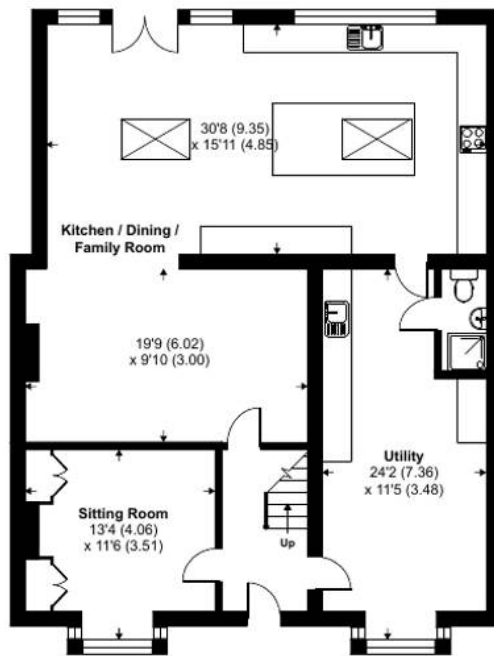
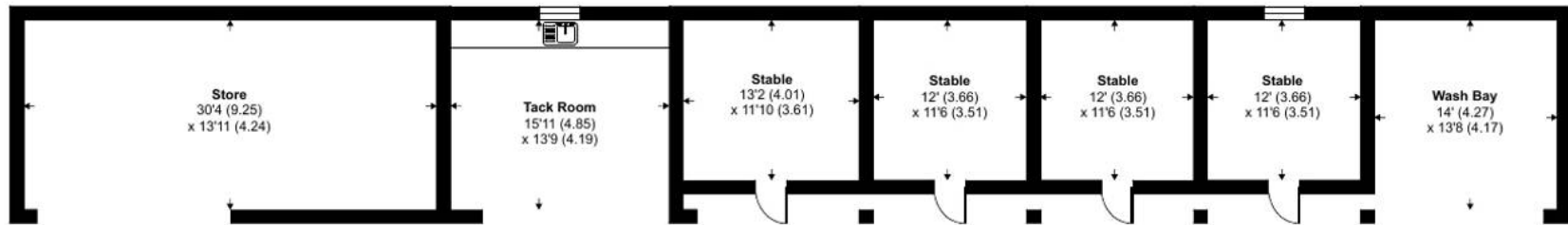












Approximate Area = 2101 sq ft / 195.2 sq m (excludes car barn)
 Outbuilding = 2409 sq ft / 223.8 sq m
 Total = 4510 sq ft / 419 sq m

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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.