



# Rosier Gate

Coneyhurst Road, Billingshurst, West Sussex

**H.J. BURT**  
Chartered Surveyors : Estate Agents

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A seven bedroom equestrian property with a detached annexe, stabling and 9.8 acres in a prime location

A handsome double fronted period family home, sensitively combining modern amenities with features including leaded glazing, exposed wall and ceiling beams and original fireplaces to provide an ideal family and entertaining environment. It is located in a semi-rural position on the fringes of a small town, near to local amenities and the station.



**4 RECEPTION ROOMS**



**8 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**9.8 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**4,113 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

Rosier Gate is an attractive timber-framed double-fronted family home offering more than 4,100 sq ft of light-filled flexible accommodation arranged in an L shape over two floors. Designed to offer a characterful and versatile space for both family living and entertaining, the accommodation thoughtfully blends modern amenities and extensive wooden flooring on the ground floor with charming period features. The layout flows from a welcoming entrance hall into the older part of the house, where a striking double-height, part-vaulted inner hall features a useful cloakroom, access to the rear terrace, and a galleried landing above. It comprises a large triple aspect reception room with feature exposed brick fireplace with woodburning stove flanked on each side by bespoke storage, a generous dual aspect family room with two sets of French doors to the rear terrace and a spacious dual aspect dining room with feature exposed brick inglenook. The ground floor accommodation is completed by a large kitchen/breakfast room with a range of wall and base units, complementary work surfaces, an Aga, double Belfast sink, a stable door to

the front aspect and a useful nearby fitted utility room.

Stairs rise from the inner hall to a spacious, part-galleried first-floor landing with useful storage. The landing leads to a principal bedroom featuring fitted wardrobes and an en suite shower room. There are six additional bedrooms, three of which benefit from vaulted or part-vaulted ceilings, along with a family shower room and a separate family bathroom with both a bath and a separate shower.





















## Outside

The property is approached via a sweeping gravelled driveway with a large, lawned turning circle, providing private parking and access to a detached double garage. Attached to the garage is a 610 sq ft annexe, comprising a sitting room, kitchen, one bedroom, and a shower room. The well-maintained garden surrounding the property is laid mainly to level lawn bordered by well-stocked flower and shrub beds and interspersed with mature trees and features an all-weather tennis court, kennels and a stable block with three loose boxes and hardstanding together with generous paved terraces to both front and rear aspects, all ideal for entertaining and al fresco dining. The whole is screened by mature hedging and enjoys views over the property's stock-fenced paddocks which incorporate a field shelter.

## Location

Rosier Gate is surrounded by stunning countryside and picturesque landscapes offering a wealth of walking and riding routes, Billingshurst town centre offers a wide range of shops and supermarkets together with a Post Office, library, cafés, pubs,

restaurants and primary and secondary schooling. Horsham offers a comprehensive range of both independent and national stores including Tesco, Sainsbury's, M & S, John Lewis at Home and Waitrose, a shopping centre, restaurant quarter, theatre, cinema, leisure centre, sports club and nearby golf courses. Communications links are excellent: trains from Billingshurst station (1.8 miles) reach London (London Victoria 70 minutes) and the A24 gives access to major regional centres and the motorway network.



## Distances

- Billingshurst 1.4 miles
- A24 (London-Worthing road) 4.7 miles
- Horsham 8.1 miles
- M23 (Jct 11) 15.8 miles
- London Gatwick Airport 23.5 miles

## Nearby Stations

- Billingshurst

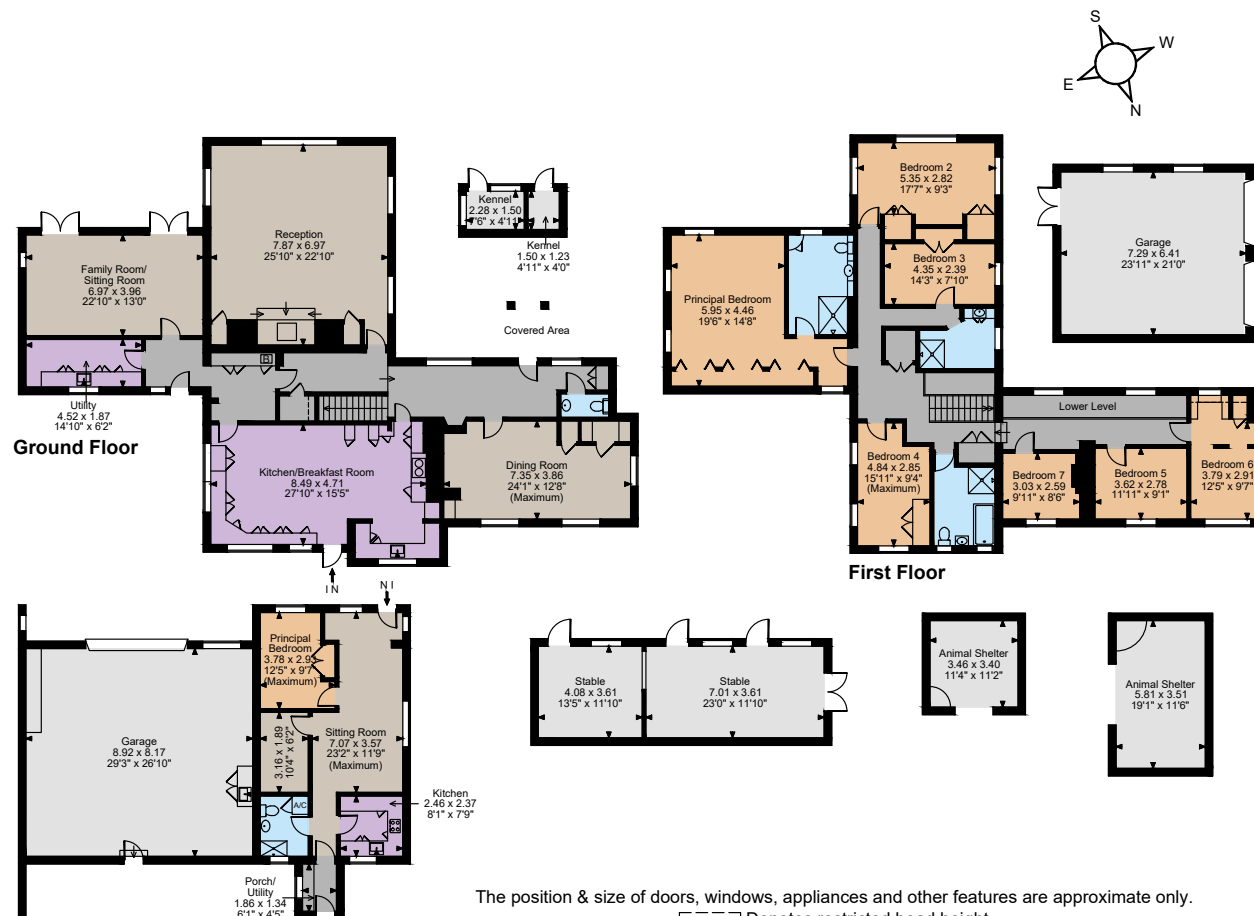
## Key Locations

- Knepp Wildland Safaris
- Slinfold Golf & Country Club
- Warnham Local Nature Reserve
- RSPB Pulborough Brooks
- Hickstead
- South Downs National Park
- Coombelands Equestrian

## Nearby Schools

- The Weald
- Christ's Hospital
- Penntorpe
- Farlington





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,113 sq ft (382 sq m)

Garages internal area 1,280 sq ft (119 sq m)

Outbuilding internal area 843 sq ft (78 sq m)

Annexe internal area 610 sq ft (57 sq m)

Total internal area 6,846 sq ft (636 sq m)

For identification purposes only.

## Directions

RH14 9DF

what3words: ///riverbed.thread.soonest

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** All mains services.

**Mobile and Broadband checker:** Information can be

found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band Rosier Gate H, Cottage A

**EPC Rating:** Rosier Gate E, Cottage D



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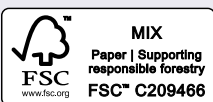
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