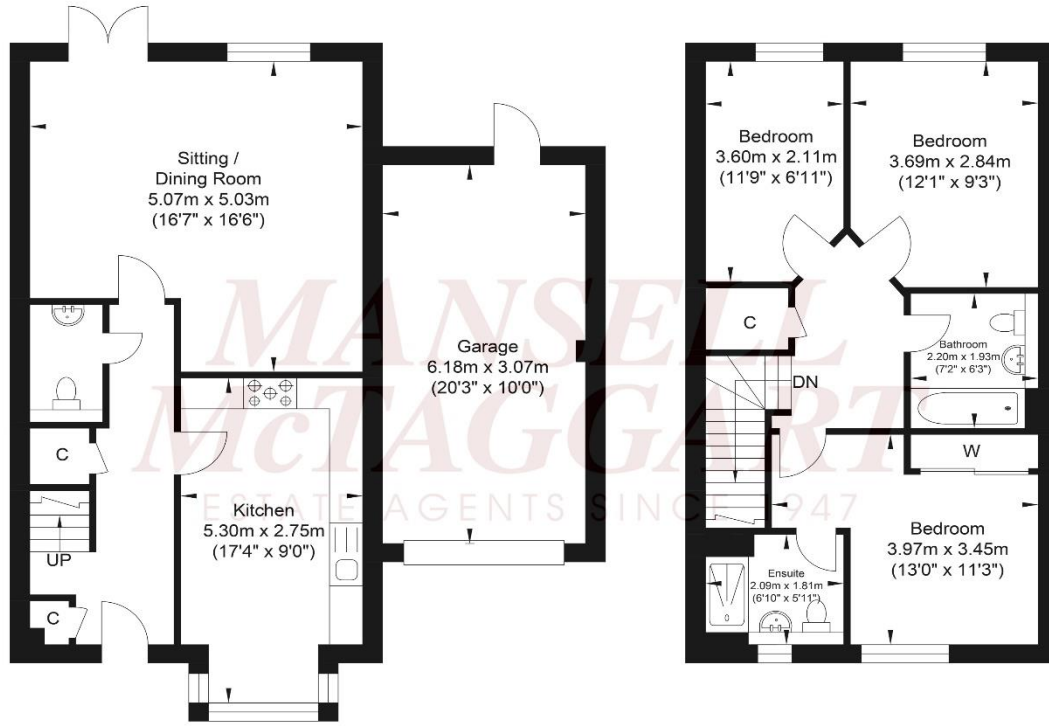


Ash Lane



Ground Floor
Approximate Floor Area
756.59 sq ft
(70.29 sq m)

First Floor
Approximate Floor Area
515.48 sq ft
(47.89 sq m)

Approximate Gross Internal Area (Including Garage) = 118.18 sq m / 1272.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



in brief...

- Three-bedroom executive home
- Views across the communal woodland area
- Large family kitchen with breakfast area & bay window
- Built in 2016 with remaining NHBC guarantee
- No ongoing chain
- Landscaped south-easterly facing rear garden
- Oversized single garage, perfect for conversion
- Driveway parking & plentiful visitor parking
- EPC Rating: B
- Council Tax Band: E



more detail...

An immaculate nearly new executive home having been tastefully decorated with a contemporary design throughout. The current owners have created a bright and comfortable residence ready for the new owner to enjoy. Located on the second phase of the prestigious Marringdean Acres development, the development enjoys large areas of woodland and communal greens. The property is walking distance of the mainline railway station with services to London/Victoria and the south coast, schooling for all ages and a leisure centre with a swimming pool are also nearby. The historic village has a main high street with bakers, butcher, and post office etc.

The accommodation is bright, spacious, and well-appointed throughout comprising a storm porch with the front door to the generous entrance hall, a door to the kitchen/breakfast room with a deep bay window to the front overlooking the woodland area opposite. The kitchen oozes quality with contrasting stylish units and a selection of integrated Siemens appliances. There is a downstairs cloakroom plus a well-sized living/dining room with a beautifully handmade media unit and patio doors opening to the south-east facing rear garden. On the first floor, there is a spacious landing with a deep airing cupboard with room for a tumble dryer, and three good size bedrooms. The main is located at the front of the property and benefits from an en-suite shower room, while the remaining two bedrooms are both doubles and serviced by the family bathroom.

Further attributes include gas fired central heating, solar panels, and double-glazed windows & doors throughout.

Outside there is a private driveway providing off-road parking and leads to the attached garage, which is particularly generous, offering plenty of scope to convert into additional accommodation, if required, subject to planning permission. The rear garden is tastefully landscaped taking full advantage of the South-easterly aspect. There is a paved patio area leading to a good size area of lawn, a pathway to the end of the garden, two timber sheds, and access to the garage.

There is an annual estate charge payable by all residents of approximately £350 per year, for the upkeep of the generous communal grounds and woodland.



the location...

Perfectly situated for quick access to Billingshurst train station the property is in the ideal location for those commuting to London. The highly convenient location is within a short walk of the local shop, both The Weald School and Billingshurst Primary and the leisure centre. Billingshurst High Street is within a mile and offers a range of amenities including local shops, restaurants and cafe as well as a church and good bus service. The mainline station provides fast and frequent services to Victoria/London Bridge (approximately 65 minutes), Gatwick International Airport and the south coast. There are schools for all age groups within the locality, both state and independent, including the Weald Community School/6th Form and Billingshurst Primary School. There are private schools in the area including Pennthorpe at Rudgwick and Farlington, an independent day and boarding school for girls located on the outskirts of Broadbridge Heath. The larger towns of Horsham, Guildford and Chichester are all within easy driving distance and there are excellent road links via the A272, A264, A29 and A24 to the M23 and major motorway network.

Please check google maps for exact distances and travel times (property postcode: RH14 9XG)