

# BEECH FARM HOUSE WEST SUSSEX

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# Beech Farm House, Roundstreet Common, Wisborough Green, West Sussex, RH14 0AN

A substantial 4-bedroom family home with attractive gardens, set within some 1.5 acres of grounds. Beech Farm House offers a fantastic versatile family home in a rural but accessible position outside of the sought after village of Wisborough Green.

The property boasts an attractive layout ideal for modern family living and entertaining, with generously proportioned rooms, excellent storage, and seamless flow between internal and external spaces. There is potential to extend, the building is the original footprint allowing huge scope for extending under permitted development.

- **Substantial 4-bedroom property**
- **Set within some 1.5 acres of attractive lawned gardens**
- **Double garage with EV charging point**
- **Impressive electric gated entrance**
- **Driveway with plenty of parking for multiple vehicles**
- **Excellent walking and cycling routes accessible from the property**
- **Large patio area ideal for entertaining**
- **Semi-rural location outside of Wisborough Green village**



## The Property

Beech Farm House is accessed via an impressive electric-gated entrance and sweeping tarmac driveway with a generous double garage and EV charging point. There is ample parking for multiple vehicles— perfect for family and guests.

The beautifully maintained gardens, extending to some 1.5 acres, offer expansive lawns, mature tree-lined borders including large oak trees, and a superb sense of space and tranquillity. The grounds wrap around the property, with a spacious rear patio providing the perfect setting for summer gatherings, BBQs, or peaceful evenings enjoying the surroundings. The gardens also benefit from direct access onto nearby footpaths and bridleway links with some fantastic walking and cycling routes.

Upon entering the property, you are welcomed into a large and inviting central hallway with stone flooring that provides access to the main reception areas, cloakroom and under stairs storage. The main living room is superbly proportioned, featuring dual-aspect windows that fill the space with natural light and log burning stove. A second, cosier reception room offers flexibility as a snug, playroom, or home office.

The well-appointed kitchen and dining area are designed with both functionality and family living in mind. This open-plan space flows beautifully, incorporating a kitchen island, ample workspace, and room for a large dining table. French doors open directly onto the expansive patio dining areas and lawned rear garden with a further, attractive pergola seating area to one side.

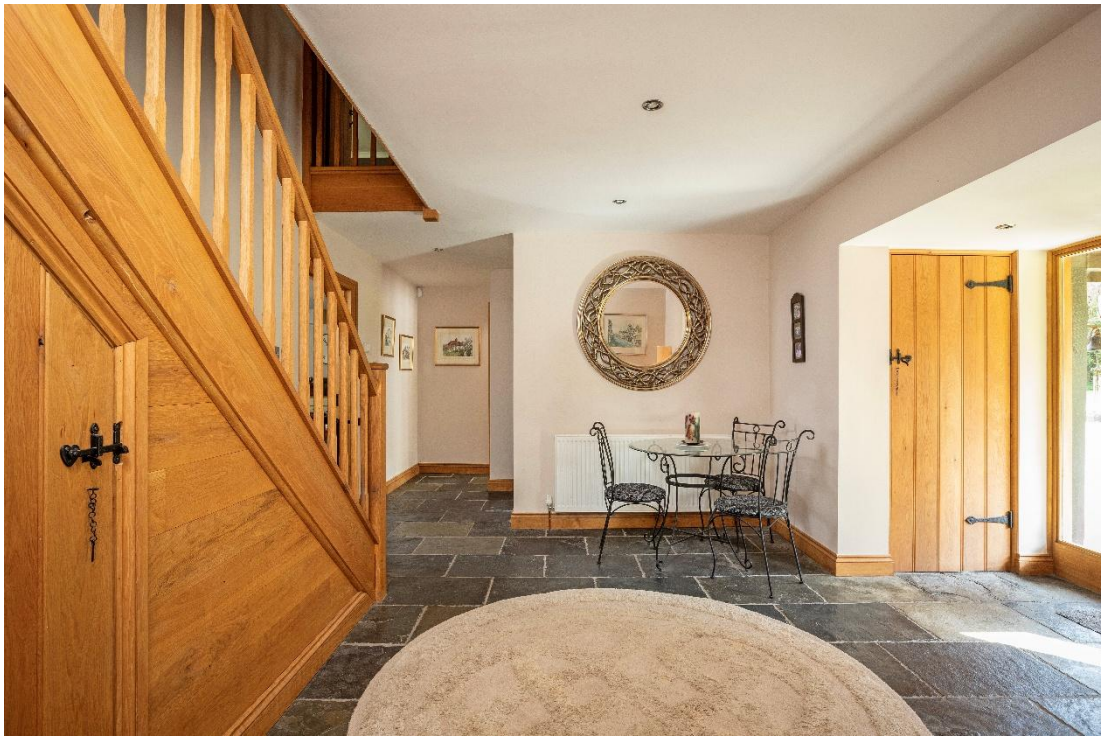
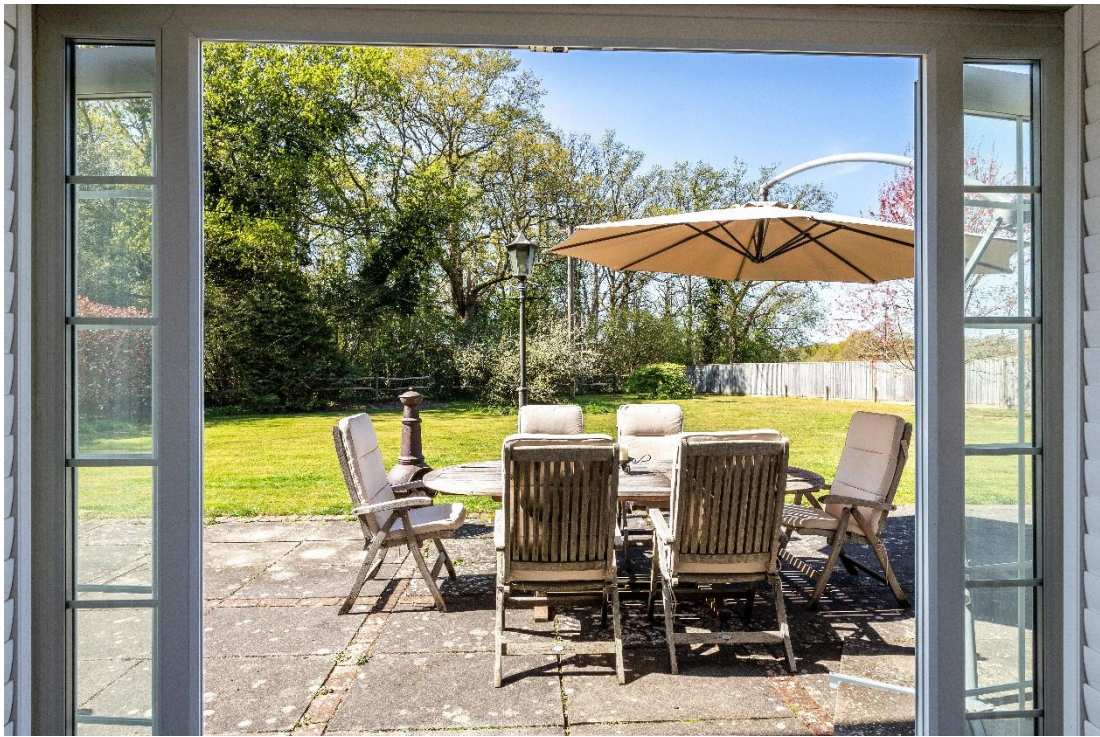
Adjacent to the dining area is the main living room, creating a cohesive and sociable layout that's ideal for modern family life. A utility, boot room and further storeroom off the kitchen adds further convenience, offering practical storage and space for muddy boots or laundry.

Upstairs comprises of four generously sized double bedrooms, two of which benefit from en-suite facilities. The principal suite is an exceptional space, featuring an imposing en-suite bathroom complete with a central free-standing bath and walk-in shower.

The family bathroom also offers a free-standing bath and separate shower, creating a relaxing and elegant space for everyday use. Throughout the upper floor, there is ample built-in storage, and the rooms are connected by a large landing.

Throughout the home, shutter blinds and recessed spotlights enhance the modern interior as well as oak skirting boards, doorways and oak flooring in the living room and throughout the upstairs.







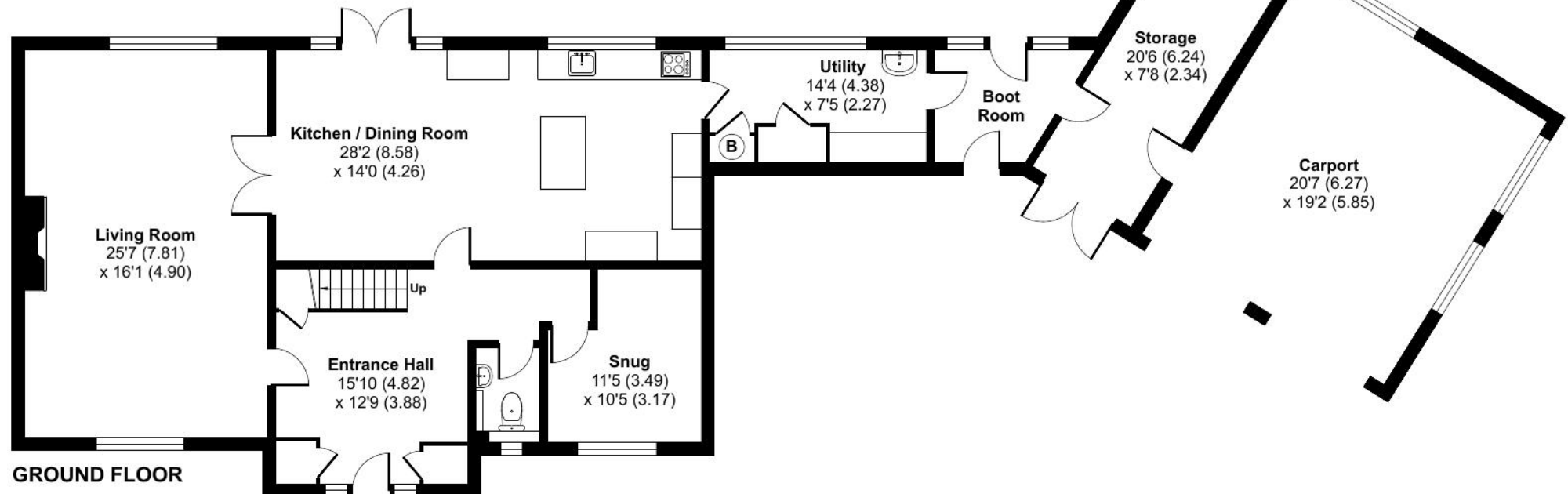
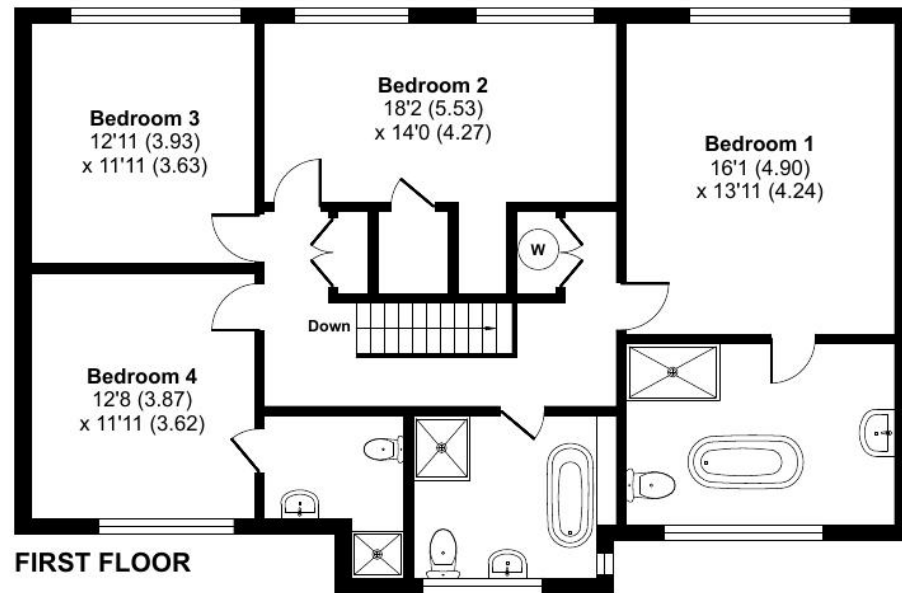




# Roundstreet Common, Wisborough Green, Billingshurst, RH14

Approximate Area = 2718 sq ft / 252.5 sq m (Includes Storage & excludes carport)

For identification only - Not to scale







### Location

Enjoy the benefits of countryside living with the convenience of nearby Wisborough Green – a charming vibrant village with shop, selection of local pubs and sporting clubs. There is a good choice of schools in the area in both the private and public sectors.

### Further Information

**Services:** Mains water, electricity, oil fired heating and private, shared drainage.

**Local authority:** Chichester District Council

**Tax Band:** G

**EPC:** Band D

**Tenure:** Freehold

**Photographs:** Taken April 2025

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

**Land map:** For indicative purposes only, not to scale.









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**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.