



CHURCHILL
COUNTRY & EQUESTRIAN

Rose Cottage, Lordings Road, Billingshurst, West Sussex, RH14 9JA

Set in a picturesque semi rural location, this delightful 3-bedroom semi-detached cottage offers generous outdoor space and stunning views over the surrounding countryside. Brimming with character and boasting huge potential to extend (STPP). Available with no onward chain.

The property enjoys generous front and rear gardens, bordered by mature hedging for privacy. The rear garden offers uninterrupted views across open fields, creating a true countryside retreat.

A large driveway provides parking for multiple vehicles, complemented by a double oak-framed garage. Additional outbuildings include a useful brick-built storeroom and log store.

Recent renovations include a new kitchen and bathroom, both featuring limestone flooring, the bathroom with under floor heating. Other improvements include decoration and renovation, an updated central heating system, new complaint drainage system and insulation. The dining room offers bespoke fitted cabinetry, while the living room is centred around a charming open fireplace and wooden flooring. Upstairs are two spacious double bedrooms and a good single room. There is potential to create an en-suite bathroom off the principal bedroom, subject to the necessary permissions.

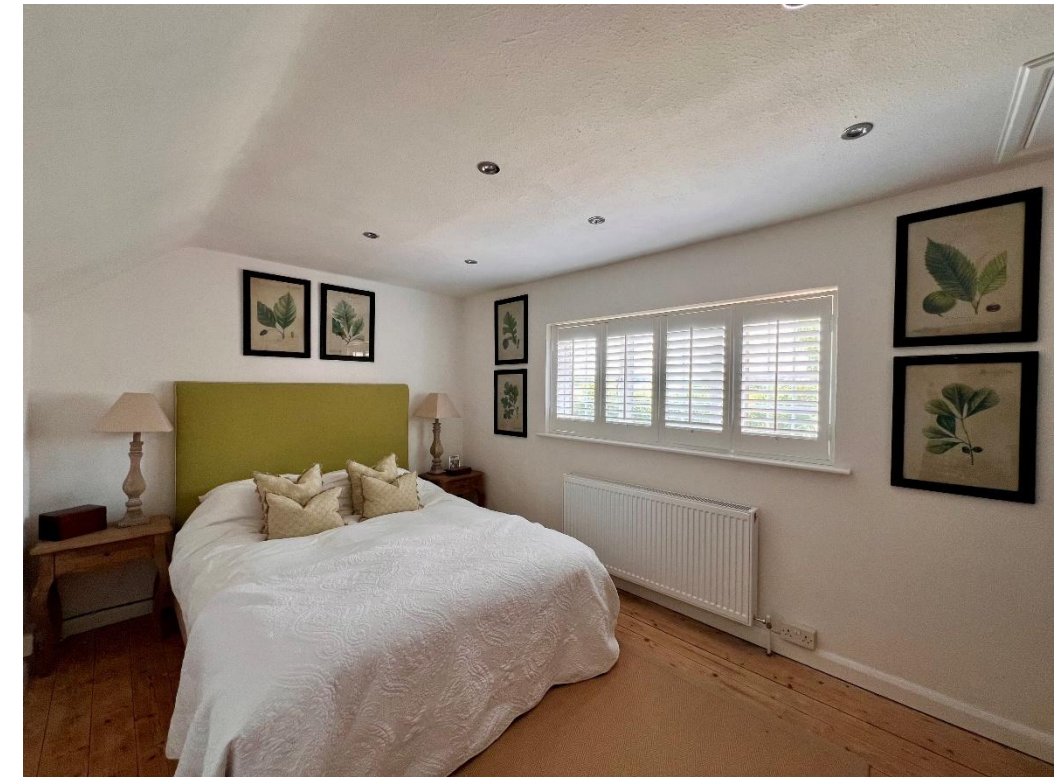
This charming home perfectly blends rural tranquillity with modern comforts and offers exciting scope for further development. Viewing is highly recommended.

Location

Conveniently located on the outside of Billingshurst Village with mainline train station and good links to London Victoria and London Bridge. There are a good choice of local amenities available in Billingshurst. Wisbourn Green village with a good choice of pubs, village shop and post office is just 1.5 miles away.

Further Information: Local Authority: Horsham Parish Council / EPC: TBC (currently EPC listed as an E before renovations, to be updated) / Tenure: Freehold / Services: Modern Private drainage, Mains water and electricity, Oil fired heating. Declaration - the owner of the property works at Churchill Country and Equestrian.







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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.