



Hartfield House

Hartfield House
Gibbons Mill
The Haven
Billingshurst
West Sussex RH14 9BL

Situated in the rural hamlet of Gibbons Mill, a beautifully presented family home, boasting excellent ancillary accommodation and views over the surrounding farmland

- Entrance lobby, reception hall and dining hall
- Sitting room, dining room, family room and snug
- Kitchen / breakfast room, boot room, laundry room, cloakroom and cellar
- Master bedroom with en suite dressing room and bathroom
- 4 bedrooms with en suite shower rooms, further bedroom and family bathroom
- Coach house with home office, stores and 1 bedroom apartment over
- Cottage with kitchen / dining / living room, 2 bedrooms, bathroom and shower room
- Garage and stable block with tack room and stores
- Barn, tractor barn and further stores
- Swimming pool, pool house, tennis court, gardens and grounds, extending in all to about 10.72 acres













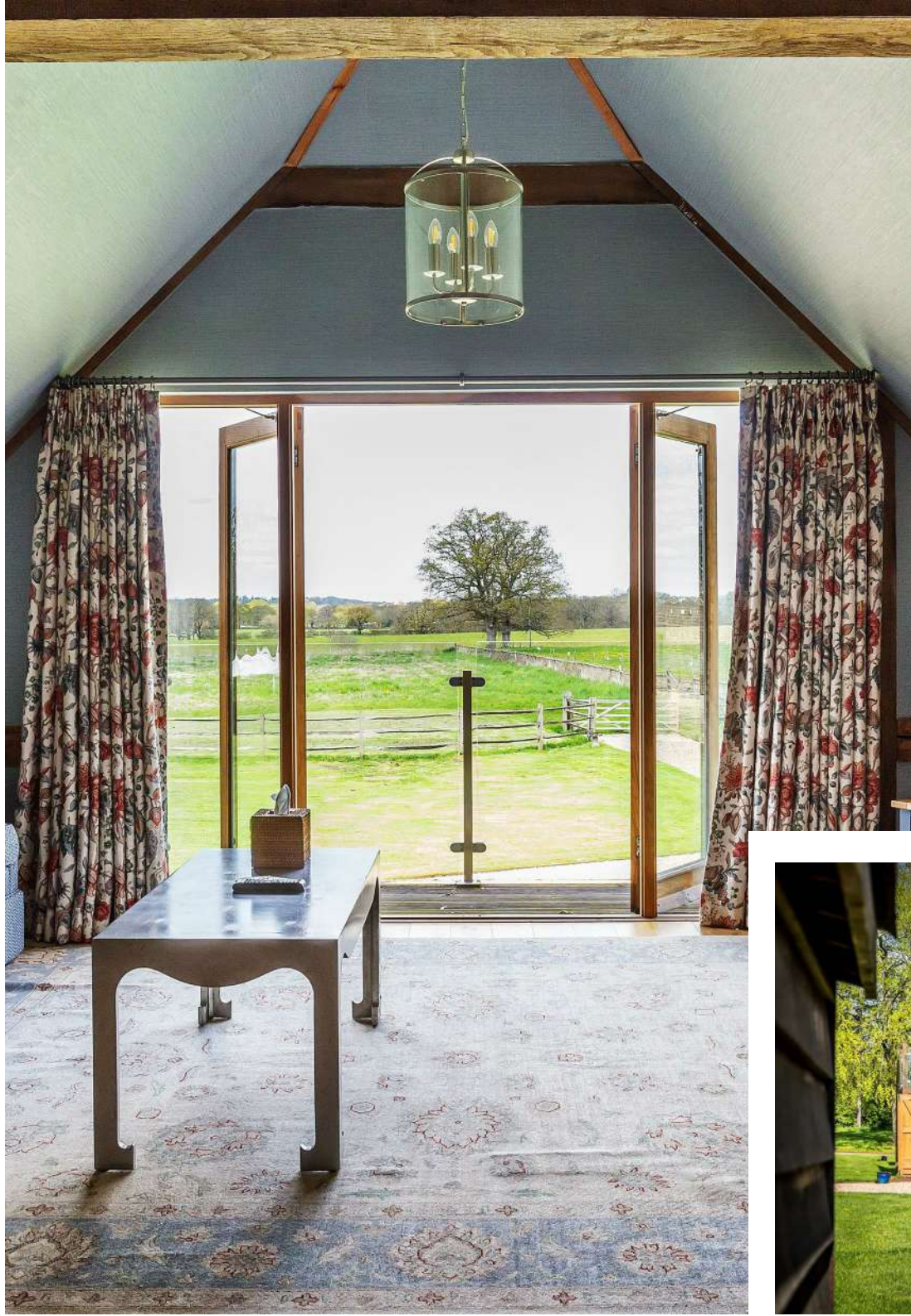


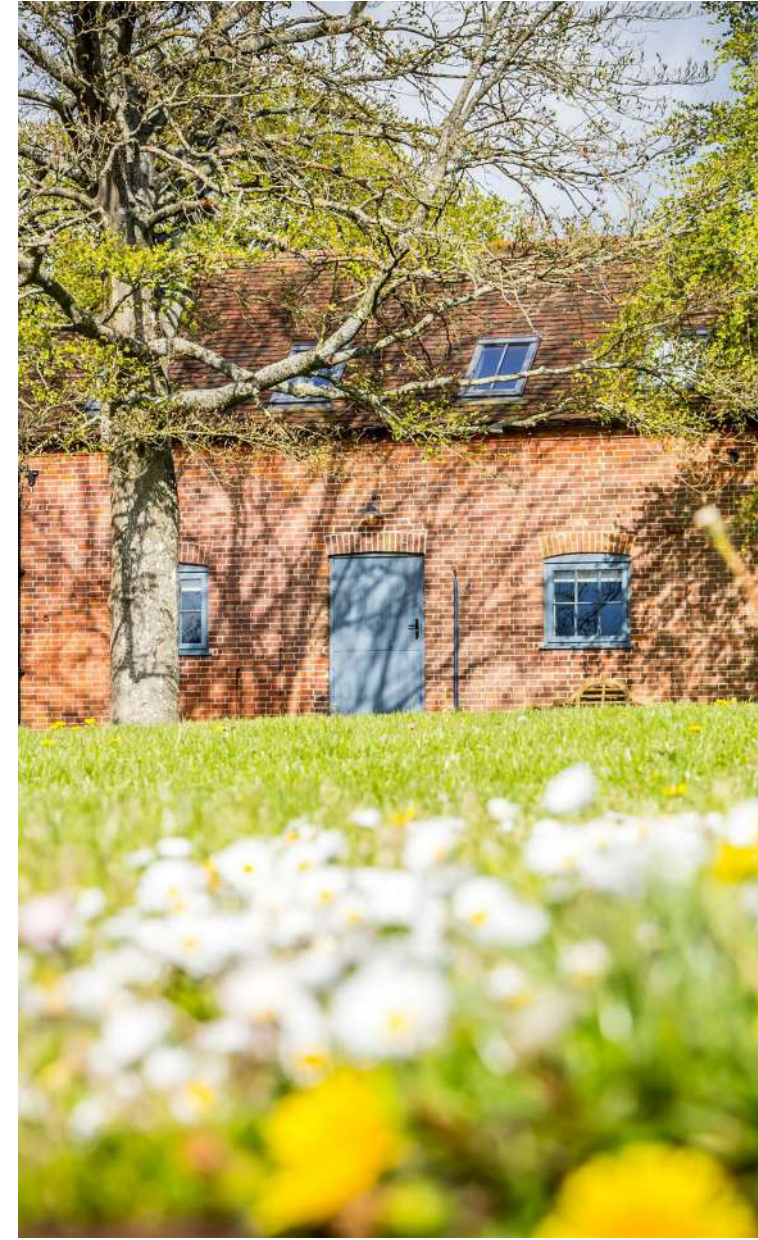














Approximate Gross Internal Area = 525.9 sq m / 5661 sq ft

Cellar = 24.3 sq m / 261 sq ft


Apartment = 160.7 sq m / 1730 sq ft

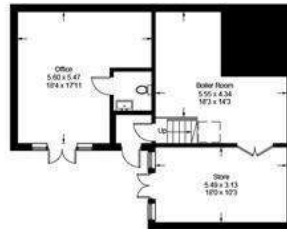
Cottage = 85.7 sq m / 922 sq ft

Outbuildings = 226.9 sq m / 2442 sq ft

Total = 1023.5 sq m / 11016 sq ft



 = Reduced headroom below 1.5m / 5'0"



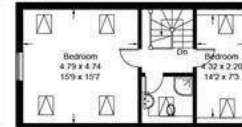
Apartment - Ground Floor



Apartment - First Floor



Cottage - Ground Floor



Cottage - First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID960744)







Approximate total gross internal area: House 5,661 sq ft / 525.9 sq m; Cellar 261 sq ft / 24.3 sq m; Apartment 1,730 sq ft / 160.7 sq m; Cottage 922 sq ft / 85.7 sq m; Outbuildings 2,442 sq ft / 226.9 sq m; Total 11,016 sq ft / 1,023.5 sq m.

Services: Mains water and electricity. Bio mass central heating system. Private drainage.

Local authority: Horsham District Council. Tel: 01403 215100.

Viewing: Strictly by appointment. Tel: 01798 903 111.



house.
PARTNERSHIP



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