



7, Kingsfold Close | Billingshurst | West Sussex | RH14 9HG.





## 7, Kingsfold Close

Billingshurst | West Sussex | RH14 9HG

£1,200,000

A substantial five bedroom detached executive property, situated in an extremely sought after residential close towards the edge of Billingshurst with neighbouring countryside close at hand yet being very accessible for both Billingshurst train station, schools and the High Street. The property provides modern living with a focus on energy efficiency. Solar panels are wholly owned with battery storage plus there are solar thermals that provide hot water from spring to autumn. Quality new double glazing has recently been fitted in a casement style to maintain the attractive look of the house. The exterior woodwork has been replaced in a maintenance free material with a style and colour to match the windows. This is an opportunity to own a very spacious, five bedroom, four reception room family home with a large kitchen/breakfast room. The ground floor also has a large reception hall, cloakroom and utility room. The first floor bedroom accommodation is complimented by a superb main bedroom suite with separate dressing area and en-suite shower room. There is also a guest suite with additional en-suite. The three further bedrooms are serviced by a spacious family bathroom. Undoubtedly one of the properties main features are its grounds, with generous gardens encompassing the house providing an excellent degree of seclusion. The drive provides plenty of parking and leads to the double garage. The well stocked gardens consist of sweeping lawn, vegetable garden and a large terrace adjacent the house. A heated and covered swimming pool is located towards the corner of the garden with a resin and stone surround and summer house.



### Pillared Entrance Canopy

Replacement front door with double glazed inserts, leading to:

### Reception Hall

Hardwood floor covering, covered radiator, turning staircase to first floor with double glazed window at half landing, double cloaks cupboard.

### Cloakroom

Re-fitted and comprising; concealed cistern w.c. with tiled sill, recessed mirror over with downlighter, vanity unit with wash hand basin with mixer tap and storage under, glass splash back with mirror over and glazed shelf, contemporary radiator, tiled floor, automatic light.

### Drawing Room

A large room running the full length of the property with a triple aspect, centrepiece stone fire surround with raised hearth and inset log burner, double glazed windows, covered radiators, piped music, double glazed double opening doors leading to garden.

### Dining Room

Approach from the reception hall with double opening doors, the large dining room has two double glazed windows overlooking the garden, covered radiator and hardwood floor covering.

### Study

The study has an aspect to the front with double glazed windows, covered radiator, quality built-in furniture incorporating a large desk, numerous cupboards and display shelving.

### Kitchen

Re-fitted with an extensive range of units and incorporates a central breakfast bar with contemporary downlighters over. Full length worksurface with inset sink unit having base cupboards and drawers beneath, dishwasher, further matching worksurfaces with base cupboards and drawers beneath, recently fitted wine cooler, recently fitted matching double ovens with storage above and below, freestanding tall fridge/freezer and additional built in freezer, retractable larder unit, six ring gas hob with base drawers beneath, glazed splash back and contemporary stainless steel extractor hood, numerous eye-level cupboards, covered radiator, tiled floor, piped music, double glazed windows with electric blinds, double glazed bi-fold doors leading to:

### Sun Room

This wonderful addition to the home is of predominantly double glazed construction with twin double opening doors leading to the

outside, part vaulted and insulated ceiling with twin electrically operated skylight windows and fitted blinds. In this room there is underfloor heating, door giving access to the rear of the garage.

### Utility Room

Full length worksurface with inset sink unit having base cupboards and drawers beneath, washing machine and tumble dryer, tall, shelved cupboard, eye-level cupboards, radiator, tiled floor.

### Landing

Airing cupboard housing pressurised water tank, covered radiator, electric blinds, access to roof space with shelving and lighting.

### Main Bedroom Suite

Bedroom area with radiator, double glazed windows overlooking the garden with electric blinds and a return door to bedroom five.

### Dressing Room

With twin double wardrobes and space for dressing table, radiator and double glazed window.

### En-suite Shower

Recently re-fitted and comprising: large shower cubicle with mixer shower and frameless glazed screen, shaped wash hand basin set in contemporary vanity unit with storage cupboards under and mixer tap, shaver point to side, concealed cistern w.c., chrome heated towel rail, tiled floor, electric blind, double glazed window.

### Guest Bedroom

Fitted double wardrobe, radiator, double glazed window, door to:

### En-suite

Fully tiled walls and tiled floor, white suite comprising: shower cubicle with electric shower, vanity unit with wash hand basin having mixer tap, w.c., shaver point, radiator, double glazed window.

### Bedroom Three

Radiator, double glazed window with electric blind.

### Bedroom Four

Fitted double wardrobe, radiator, double glazed window.

### Bedroom Five

Fitted double wardrobe, radiator, double glazed window, return door to main bedroom.

### Family Bathroom

Fully tiled walls and suite comprising: panel bath with corner mixer tap and shower attachment, tiled shower cubicle with mixer shower, wash

hand basin, concealed cistern w.c. with deep shelf over and storage cupboard to side, double glazed window with electric blind.

### Drive and EV Charger

The property is approached via a brick paved substantial drive that provides off the road parking for numerous vehicles and a charging point for electric vehicles has been installed.

### Integral Double Garage

Twin up and over doors, being electrically operated, wall-mounted gas fired boiler, control unit and battery for solar panels. Additional loft space with lighting

### Gardens

The property is set amongst its own grounds of approximately a third of an acre with large grounds to the rear and side and a particularly secluded outlook backing onto a neighbouring Copse. Adjacent the property is a substantial patio with part timber sleeper edging, and this leads to an area of lawn with the grounds continuing round to a substantial vegetable garden with large shed. At the opposite side of the home is an area dedicated to those younger at heart with a miniature shepherd's hut, activity frame for the children and a recently installed hot tub that is available by separate negotiation if required. From the patio a resin and stone stepped path with lighting leads to:

### Heated Swimming Pool and Summer House

This swimming pool has an electrically operated cover and is surrounded by a recently laid stone and resin surround and to one corner is a Pool House with Pool Room to the side. The Pool is heated via an air source heat pump.

**EPC RATING= C.**  
**COUNCIL TAX= G.**



## Kingsfold Close, RH14

Approximate Gross Internal Area = 219.8 sq m / 2366 sq ft  
 Approximate Garage Internal Area = 28.3 sq m / 305 sq ft  
 Approximate Outbuilding Internal Area = 17.9 sq m / 193 sq ft  
 Approximate Total Internal Area = 266 sq m / 2864 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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*"We'll make you feel at home..."*



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