



Home Cottage | Andrews Hill | Parbrook | Billingshurst | RH14 9JT





# Home Cottage

Andrews Hill | Parbrook | Billingshurst | RH14 9JT

£425,000

This Charming grade II listed cottage circa 1680 has a wealth of character features and backs onto open countryside. The rear of the property is approached by a five-bar gate with a security lock and a small timber framed outbuilding to the side. A shingle driveway gives parking for several cars, and this leads to an open timber framed garage with pitched roof with a mezzanine floor for plenty of storage. The open bay garage leads onto a further timber framed outbuilding that needs repair. A gate then leads into an internal courtyard with an attractive tall private brick wall with stone top capping, a large summerhouse with four double glazed opening doors and pitched clay tiled roof. A brick archway then leads into the rear garden. The rear garden has pleasant landscaping with hard landscaping including large terraces with a crazy paved winding pathway to the rear door, shingle planting areas with an abundance of plants and trees, raised rockeries and flower bed, there is an array of further outbuildings an oak framed summerhouse with stone floor and large rear log store and garden shed. There is also a shepherd's hut which has a peaceful outlook onto a field. The front of the cottage is approached by a pathway to a picket fence gate, there is another crazy paved path leading to an oak porch and the front door. The well stocked garden leads to a side gated garden and rear gate.

### Entrance

Glazed front door leading to:

### Living Room

With a wealth of exposed timbers and impressive Inglenook fireplace with working grate and original bread oven to side, secondary double glazed windows, radiators, staircase to first floor.

### Kitchen

Comprising: long worksurface with inset one and a half bowl ceramic sink unit with mixer tap having base cupboards under and space for domestic appliances, floor-mounted oil fired boiler, space for cooker, eye-level cupboards, radiator, tiled floor, stable door to outside, sliding door to:

### Bathroom

White suite comprising: corner jacuzzi bath with mixer tap and hand held shower attachment, large mirror to side, contemporary circular glazed sink unit set in vanity unit, w.c., tiled floor, travertine tiled walls, heated towel rail.

### Landing

Access to roof space.

### WC

Low level flush.

### Bedroom One

Having a double aspect with exposed timbers, slightly vaulted ceiling with loft hatch, radiator, fitted wardrobes.

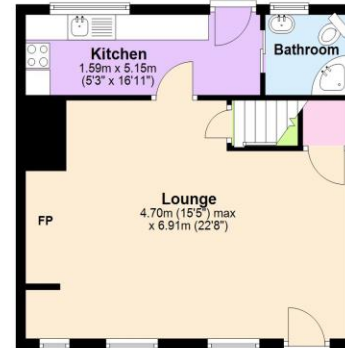
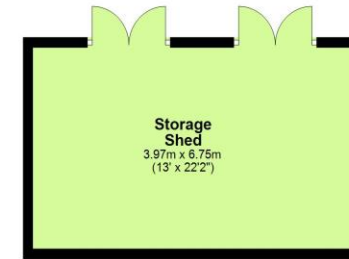
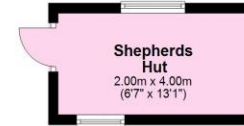
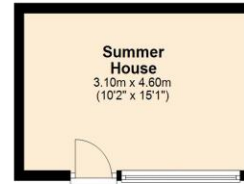
### Bedroom Two

Slightly vaulted ceiling, radiator.





**Ground Floor**  
Approx. 62.6 sq. metres (674.0 sq. feet)  
(excluding Lounge)



**First Floor**  
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.6 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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



Managing Director:  
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

**Important Notice**

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.