

Lettings



Woodstock | Durbans Road | Billingshurst | West Sussex | RH14 0DQ

**H.J. BURT**  
Chartered Surveyors : Estate Agents

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Rental Guide: £3,750 - Per calendar month -



- Characterful four bedroom detached home
- EPC: F | Council Tax: G | Deposit: £4,326.00
- Five reception rooms
- Optional annexe, stabling and paddocks of C.4.39 acres
- Set in beautiful gardens
- Private drive leading to parking area

### Description

A beautifully presented detached four bedroom period home with optional annexe, stabling and grazing. With characterful accommodation including exposed beams and fireplaces, yet combining modern features including a well fitted kitchen and modern bathrooms. The main house offers a flexible layout including five reception rooms and a ground floor bedroom suite, with a further three double bedrooms to the first floor. While the studio annexe, situated above the garage, suits a variety of uses and enjoys super views from the balcony over the paddocks, totalling approx 4.39 acres with a wooden two box stable block with storage.

Set within private gardens and well located a short walk to local amenities and the village pub, while offering excellent access to the A272 and for the equestrian minded to the many local show centres within a short drive. Available furnished or unfurnished.

### Location

The property is a short walk from the pretty village of Wisborough Green with its village cricket green being a focal point and with a small range of local shops and facilities and pubs and with a wider range of facilities at Billingshurst, approx. 5 miles to the East. The historic old market town of Petworth is also approx 5 miles distant and the Cathedral City of Chichester approx. 19.5 miles and Guildford a similar distance to the North. The A272 to the North within approx. 1 mile provides good road connections to other routes and centres including the A29 and A24 and with mainline railway stations being available at Billingshurst and Pulborough as well as Gatwick Airport (approx. 26.5 miles) with its express train service to London Victoria. Horsham and Haslemere are approx. 12.5 and 15 miles respectively.

**Sporting and Recreation:** Walking and riding along country lanes and public routes. Golf at Pulborough, West Chiltington, Cowdray and Goodwood. Several local equestrian events including at Sands farm, Warnham, Brendon at Pyecombe, the All England Jumping Course at Hickstead and Coombelands at Pulborough. Sailing at Chichester and along the



South Coast. Theatre at Chichester, Horsham and Guildford. There are a good selection of public and state schools in the local area.

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band .
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** April 2026
5. **Property Reference:** HJB03387

### Directions

What3words:///fell.unguarded.grunt

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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# Durbans Road, RH14

Approximate Gross Internal Area = 248.5 sq m / 2675 sq ft  
 Garage = 87.4 sq m / 941 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Barn / Machine Store = 42.7 sq m / 459 sq ft

Workshop = 8.8 sq m / 95 sq ft  
 Potting Shed = 4.2 sq m / 45 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1089805)