



## MOORES GREEN COTTAGE

Plaistow Road, Kirdford, Billingshurst, West Sussex, RH14 0LE



# A HOME IN KIRDFORD SET WITHIN MAGICAL GROUNDS

A detached farmhouse set within just over an acre, immersed in the  
West Sussex countryside on the edge of the South Downs.



Local Authority: Chichester District Council

Council Tax band: F

Tenure: Freehold



## LOCATION

The farmhouse sits within the rural landscape of West Sussex, approximately one mile from both Kirdford and Plaistow, an area renowned for its unspoilt countryside and strong sense of heritage. Plaistow centres around a traditional village green and pond, with many well-maintained period cottages forming part of a designated conservation area. Notable landmarks include the Grade I listed St Mary's Church, Plaistow House, and the popular Sun Inn, while nearby Kirdford offers a village store, two public houses, and a church.

Mainline rail services to London Victoria and London Bridge are available from Billingshurst (about 5 miles) and Haslemere (about 6 miles). The historic market town of Petworth lies around 5 miles away, with Guildford and Chichester providing a wider range of amenities.





## THE PROPERTY

This handsome detached 1920s farmhouse sits within its traditional agricultural surroundings, enjoying a slightly elevated position with expansive views across adjoining fields and rolling countryside.

The farmhouse offers well-proportioned, versatile accommodation over two floors, ideal for family living or a refined country lifestyle with space to work from home.

The front door opens into a welcoming entrance hall, leading to the principal rooms and a conveniently positioned cloakroom. At the heart of the house is the quintessential farmhouse kitchen, centred around an island and fitted with extensive cabinetry and integrated appliances, including twin ovens. French doors open directly onto the garden, strengthening the connection between the house and its rural setting and making it ideal for both everyday living and entertaining.







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The attractive reception spaces include a dual-aspect sitting room centred around an open fireplace, creating a warm and inviting environment with views across the grounds. A bright dining area/conservatory is flooded with natural light and benefits from direct access to outdoor seating and entertaining areas, ideal for both formal dining and relaxed gatherings.

A garage and workshop provide excellent storage and practical space, while the driveway offers ample parking for several vehicles.

The property stands within just over an acre of established gardens, predominantly laid to lawn and interspersed with mature trees, shrubs, planted borders, and flowering beds. Thoughtfully arranged, the gardens make full use of the setting, with a variety of natural viewpoints overlooking neighbouring farmland and open countryside.







## FIRST FLOOR

Stairs lead to a central landing serving four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and enjoys pleasant views over the surrounding countryside. The second bedroom is a generous double with access to extensive eaves storage, while two further bedrooms provide flexibility for family, guests, or ancillary use. A family bathroom and a separate shower room complete the accommodation, offering practical and well-balanced facilities.





**Approximate Gross Internal Area**

Ground Floor 1,988 sq. ft / 184.60 sq. m  
Garage / Workshop 275 sq. ft / 25.50 sq. m  
Total 2,263 sq. ft / 210.20 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.



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