



Durfold Wood, Billingshurst, RH14

Guide Price £1,250,000

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Fernside is a contemporary family home offering well-balanced space, strong natural light and a practical layout ideal for modern living.



Key Features

- Private setting within the Durfold Wood estate
- Electric gated entrance and generous driveway
- Open-plan kitchen/dining/living space with bi-fold doors
- Log burner to main living area
- Four double bedrooms, two en-suite
- Dedicated home office
- Utility room with additional shower room
- South-westerly facing rear garden
- Outdoor kitchen and entertaining terrace
- Solar PV panels with Tesla Powerwall and EV charger









Set behind electric gates within the private woodland estate of Durfold Wood, Fernside is a contemporary family home offering well-balanced space, strong natural light and a practical layout ideal for modern living.

A stunning galleried entrance hallway leads through to the main living accommodation at the rear, where an open-plan kitchen, dining and sitting area works equally well for day-to-day life and entertaining.

Bi-fold doors open directly onto the terrace and garden, creating a simple connection between indoors and out, while a log burner provides a focal point during the cooler months. The kitchen is well arranged with an island that doubles as informal seating, integrated appliances and space for an American-style fridge/freezer. Supporting spaces are sensibly planned, including a utility room with adjoining shower room, an integral garage with internal access, and a separate office suited to home working.

Upstairs are four double bedrooms, two with en-suite shower rooms, together with a family bathroom and airing cupboard, providing flexible accommodation for families and guests alike.

Outside, the house sits comfortably within its plot, with a shingle driveway offering ample parking and an EV charging point. The rear garden enjoys a south-westerly aspect, is mainly laid to lawn with a patio area, and benefits from an outdoor kitchen that makes the most of warmer months.

The property also features 7kW solar PV panels and a Tesla Powerwall, helping to support efficient energy use throughout the year.







Approximate Floor Area = 312.8 sq m / 3367 sq ft (Including Garage)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Chichester

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