Field House

BILLINGSHURST, WEST SUSSEX

RH14 9BE

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> A beautifully presented country home set within just over 6.5 acres, where refined interiors, open countryside and woodland views and an exceptional poolside entertaining space come together to create a wonderfully complete West Sussex lifestyle.

- Four-bedroom country home set within just over 6.5 acres
- Beautifully renewed kitchen, bathrooms and garden room
- Heated outdoor swimming pool with solar-powered cover
- Superb pool house designed for entertaining
- Formal post-and-rail enclosed gardens
- Adjoining field of approximately 6.2 acres with additional gated access
- Conservation pond close to the formal gardens and pool area
- Wonderful open countryside and woodland views
- Previous consent for stables and sand school, now expired
- Double garage, generous driveway parking and EV charge point

Field House is a home designed to be enjoyed. Recently renewed interiors bring a sophisticated contemporary feel to the principal living spaces, while outside, formal gardens give way to an extensive adjoining field, a conservation pond and the wider countryside beyond. At the heart of its summer lifestyle is a heated swimming pool and superb pool house created for entertaining, complete with a shower room and an additional studio offering valuable flexibility as a home office, gym or occasional bedroom.

For those seeking the freedom and space of country living without compromising on comfort, connectivity or convenience, Field House offers a rare balance of all three.





The Main House

Field House combines the proportions and setting of a country home with interiors that have been thoughtfully updated for modern life. The kitchen, bathrooms and garden room have all been recently renewed to a very high standard, creating a home that feels contemporary and beautifully considered while retaining a relaxed sense of country living.

At the heart of the house is the generous kitchen, breakfast and dining room, conceived as a genuinely sociable setting for both everyday family life and entertaining. Extensive cabinetry and preparation space combine with plenty of room to gather around the table, creating a natural hub to the home.

Flowing from here, the beautifully light garden room creates an effortless connection with the outside. Extensive glazing draws in the surrounding landscape and frames views across the gardens and land beyond, making this a particularly enjoyable room throughout the changing seasons.

For quieter evenings, the substantial 23ft sitting room offers a more relaxed atmosphere. Centred around a wood-burning stove and with doors opening onto the terrace, it is a beautifully proportioned room that feels equally inviting on a winter evening or with the garden doors open during the warmer months.

The bedroom accommodation continues the same sense of quality, with four bedrooms complemented by stylishly renewed bathrooms. Together, the accommodation feels elegant yet comfortable, creating a beautifully considered family home that remains wonderfully easy to live in.























The Pool House

One of the defining features of Field House is undoubtedly its outdoor swimming pool and accompanying pool house, creating a dedicated space for relaxation and entertaining that feels wonderfully removed from everyday life in the main house.

The heated outdoor swimming pool incorporates both shallow and deep ends and is heated by an air-source heat pump. An electric solar-powered pool cover helps retain the heat, while the pool itself sits within its own terrace with views towards the surrounding countryside.

Immediately alongside, the substantial pool house has been created as a genuine entertaining space, rather than simply somewhere to support the pool. With its kitchen area and doors opening directly onto the pool terrace, it becomes a natural destination during the warmer months, whether for long summer lunches, drinks beside the pool or evenings spent entertaining family and friends.

The pool house also incorporates a shower room and an additional studio room, adding another valuable degree of flexibility. The studio lends itself particularly well to use as a home gym, dedicated home office or professional workspace for someone running a business from home, while retaining the versatility to serve as an occasional bedroom when required.

Together, the pool, terrace and pool house create an exceptional lifestyle and entertaining space, offering considerably more than an outdoor swimming pool alone and providing another dimension to the way Field House can be enjoyed.

The Lifestyle

Outside is where Field House really comes into its own. Set within just over 6.5 acres in all, the property combines its formal post-and-rail enclosed gardens with an adjoining field of approximately 6.2 acres. Open grassland, mature trees and woodland create a wonderful backdrop, while a conservation pond adds further character to the setting.

The acreage gives the property a genuine sense of space and provides opportunities for those with a variety of outdoor interests. Previous planning consent was granted for stables and a sand school, although this has now expired, reflecting the property's previous consideration for equestrian use.

The formal garden provides a more intimate setting around the house, while the adjoining field creates the openness and connection with the countryside that gives Field House much of its character.

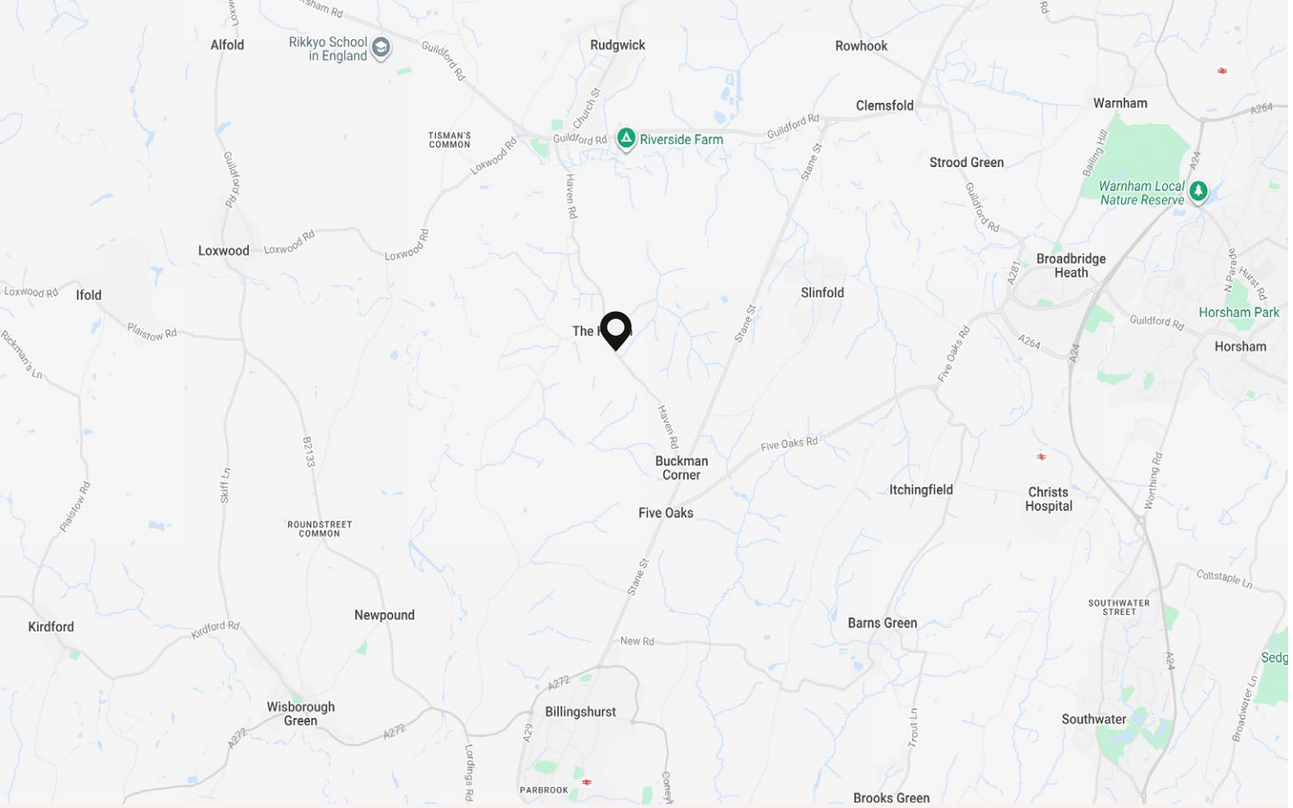
There is also a double garage and generous driveway parking, with an EV charging point conveniently positioned on the garage, adding to the practicality of the property.

It is the combination of these elements that makes Field House so compelling: a beautifully presented family house, extensive grounds, outstanding poolside entertaining facilities and flexible additional spaces, all coming together to offer a highly adaptable country lifestyle.









The Location

Field House occupies an attractive rural position in The Haven, surrounded by open countryside, woodland and country lanes, while remaining conveniently placed for Billingshurst, Horsham and the wider area. Billingshurst, approximately 3.25 miles away, offers a good range of shops and everyday amenities, together with a mainline railway station providing services towards London Victoria and connections to Gatwick Airport.

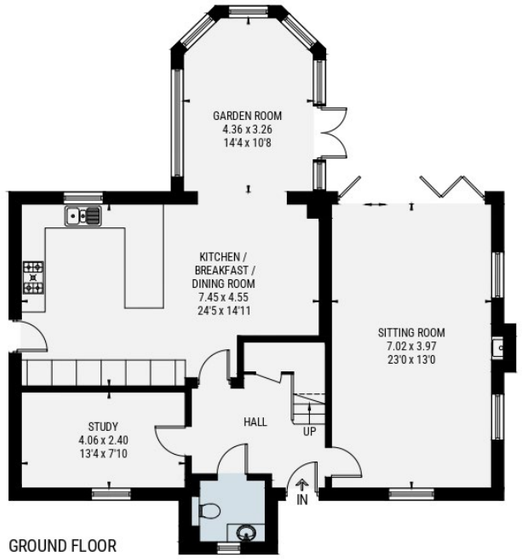
The larger centres of Horsham and Guildford are also readily accessible, offering a broader selection of shopping, dining and leisure facilities. For commuters, Horsham offers a wider choice of rail services, including faster connections towards London, together with frequent direct trains to Gatwick Airport. Families are particularly well catered for, with an excellent selection of highly regarded state and independent schools across the surrounding West Sussex and Surrey area, adding further appeal for those considering a move to the countryside.

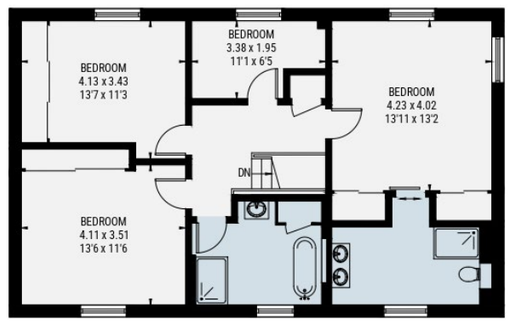
For those drawn to the outdoors, the surrounding Sussex countryside offers plentiful opportunities for walking, cycling and riding, with footpaths, bridleways and country lanes close at hand.

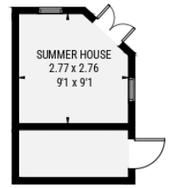
It is this balance that makes the location so appealing: a genuine West Sussex country lifestyle, with the amenities of Billingshurst and the larger centres of Horsham and Guildford readily accessible, alongside convenient connections to London and Gatwick.

Approximate Floor Area: 1,985 sq ft / 184.4 sq m
Outbuildings and Garage: 409 sq ft / 38 sq m
Ancillary: 489 sq ft / 45.4 sq m

Total: 2,883 sq ft / 267.8 sq m







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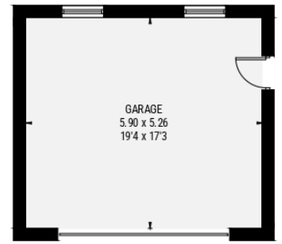

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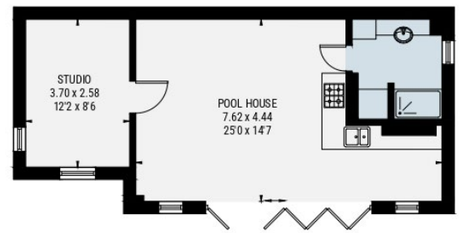

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ANCILLARY

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