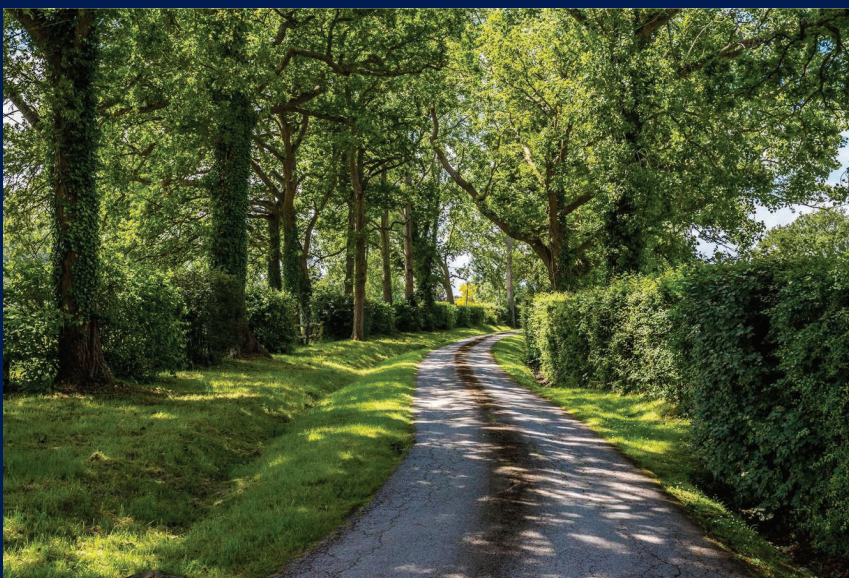




{ THE PARTICULARS

Billingshurst RH14

£6,500 Per Month
Unfurnished

- 4 Bedrooms
- 2 Bathrooms
- 4 Receptions

Features

- Self Contained Annexe Included, - Mature gardens, - Swimming pool & pool house with kitchenette and shower room, - Ample parking & carport

Council Tax

Council Tax Band G

Hamptons
64 West Street
Horsham, RH12 1PL
01403 254877
horshamlettings@hamptons.co.uk
www.hamptons.co.uk

{ A BEAUTIFULLY CONVERTED BARN SET WITHIN A RURAL LOCATION.

The Property

A beautifully converted barn nestled in a delightful rural setting, offering an abundance of character and charm, together with a self-contained annexe, private swimming pool, and stunning secluded gardens. At the heart of the home is a magnificent vaulted sitting and dining room, a striking open-plan living space with underfloor heating and an abundance of natural light. The accommodation is arranged around this central area and includes a versatile study, ideal for home working. The first floor is accessed via separate staircases at either end of the barn, providing a unique and practical layout. The principal bedroom suite enjoys a dedicated dressing room, an en suite bathroom and fitted wardrobes, alongside a further bedroom. At the opposite end of the property are two additional vaulted bedrooms served by a contemporary shower room. The annexe offers a wonderfully versatile space, ideal for guest accommodation, extended family or those looking for a degree of independence from the main house. Externally, the attractive timber-clad building sits comfortably within the established garden setting and benefits from its own patio area

Outside

Outside, the property is approached through a brick archway with an antique oak gate, opening into a wonderfully private garden. A spacious flagstone terrace provides the perfect setting for outdoor entertaining, while the beautifully maintained lawn extends to the outdoor swimming pool. Complementing the pool is an attractive oak-framed pool house complete with shower room, WC, changing facilities and

kitchenette.

Location

A wide range of amenities can be found in the nearby villages of Rudgwick (1.7 miles), Billingshurst (3.6 miles), Loxwood (4.9 miles) and Cranleigh (6.5 miles), while Horsham, approximately 7 miles away, provides extensive shopping and leisure facilities, including Waitrose and John Lewis at Home. Guildford, approximately 15 miles distant, offers a broader selection of retail, cultural and transport amenities. The area is particularly well served by both state and independent schools, including Pennthorpe School, Farlington School, The Weald Community School and Cranleigh School. For leisure enthusiasts, Slinfold Golf & Country Club is just a short drive away and provides golf, swimming, fitness and spa facilities. The surrounding area also offers excellent opportunities for polo, horse racing, sailing and aviation, with Chichester Harbour, Goodwood, Cowdray Park and Hurtwood Park all within easy reach. Goodwood is also home to the internationally renowned Festival of Speed and Revival Meeting.

Additional Information

Tittlesfold Barn is accessed via a long shared driveway and enjoys an idyllic countryside position surrounded by open farmland and woodland. The highly regarded Blue Ship public house is approximately half a mile away, offering a popular destination for dining and socialising.

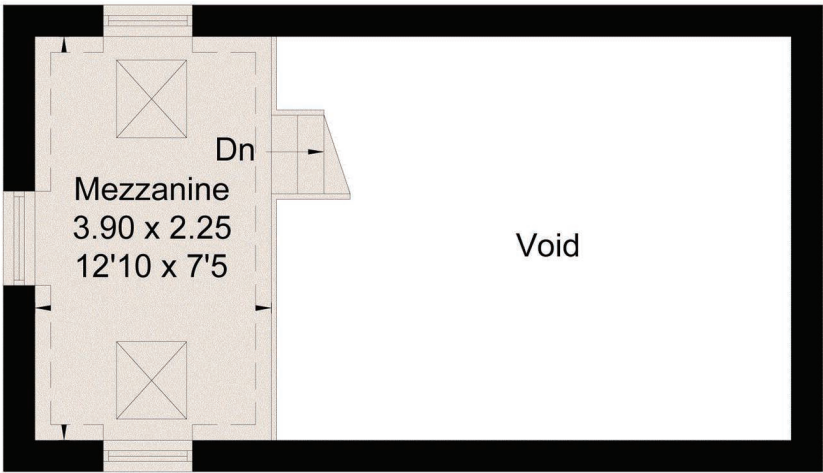
Approximate Floor Area = 36.9 sq m / 397 sq ft



[] = Reduced head height below 1.5m



Annexe - Ground Floor



Annexe - First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86106

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

