

Parbrook, Billingshurst  
RH14 9EU

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## Parbrook, Billingshurst, RH14 9EU

A beautifully presented family home with light-filled living spaces, a cosy snug with woodburner and private gardens, perfectly positioned within easy walking distance of excellent schools, the station and Billingshurst village, with off-street parking.

- Characterful cottage with refined modern finish
- Bright dual-aspect sitting room filled with natural light
- Cosy snug with wood-burning stove
- Natural wood flooring through much of the home
- Stylish, well-equipped kitchen
- Four versatile bedrooms, ideal for family or home working
- Principal bedroom with en-suite
- Private, mature gardens with courtyard terrace
- Off-street parking for up to three vehicles with electric car charging point



Positioned in a tucked-away setting on the edge of Billingshurst, Groomsland Cottage is a home that immediately feels both inviting and effortlessly liveable, where cottage character is thoughtfully balanced with refined, modern styling.

From the moment you step inside, there is a strong sense of warmth and natural light, enhanced by the beautiful natural wood flooring that flows through much of the home, adding texture, continuity and a timeless sense of character. The main sitting room is a wonderfully bright, dual-aspect space, where large windows draw in views of the surrounding greenery and allow sunlight to move through the room throughout the day. Generous in proportion and softly styled, this is a space designed for everyday living, whether relaxing with family or hosting guests.

Adding a wonderful contrast in atmosphere, the snug offers a more intimate retreat, centred around a characterful brick fireplace with a wood-burning stove. This is a room that naturally invites slower moments, from cosy winter evenings to a quiet place to unwind, and brings a real sense of cottage charm to the home.

The layout flows effortlessly between spaces. A separate dining room forms a natural hub for both entertaining and family life, enhanced by doors opening directly onto the courtyard terrace, creating a seamless connection between inside and out. The kitchen sits to the rear, designed with both practicality and style in mind, finished with sleek cabinetry and warm-toned detailing that complements the overall feel of the house. ►



► Upstairs, the sense of calm continues. The principal bedroom offers a peaceful and well-proportioned retreat, complete with its own en-suite shower room. Three further bedrooms provide flexible accommodation, ideal for growing families, guests or working from home. The bathrooms have been thoughtfully finished, with the main bathroom featuring a freestanding bath alongside a separate walk-in shower, creating a space that feels both stylish and indulgent.

Outside, the gardens provide a private and established setting, with a generous lawn bordered by mature planting, offering both space and seclusion. The courtyard terrace is perfectly positioned for outdoor dining or morning coffee, sheltered and tucked away for year-round enjoyment. A particularly attractive addition is the highly useful outbuilding, brick built and timber clad to mirror the main house, with a pitched tiled roof, offering excellent storage or exciting potential as a home office or studio. Off-street parking is well catered for, with space for up to three vehicles, alongside the added benefit of an electric car charging point.

Combining character, comfort and versatility, Groomsland Cottage is a home that lends itself beautifully to modern family living, all within easy reach of the village.

Groomsland Cottage enjoys a wonderfully convenient position within easy reach of Billingshurst village, where day-to-day living feels both effortless and well connected.

One of the area's standout appeals is just how accessible everything is on foot. The village high street, mainline railway station and highly regarded local schools are all within comfortable walking distance, making the location particularly attractive for families and commuters alike. Billingshurst Primary Academy is an excellent local primary school, while The Weald Community School and Sixth Form is widely regarded as one of the most sought-after secondary schools in the county.

Billingshurst itself is a thriving West Sussex village with a strong sense of community, offering a blend of independent shops, cafés and everyday amenities, alongside larger supermarkets and leisure facilities. It provides everything needed for modern living, while still retaining a relaxed, village feel.

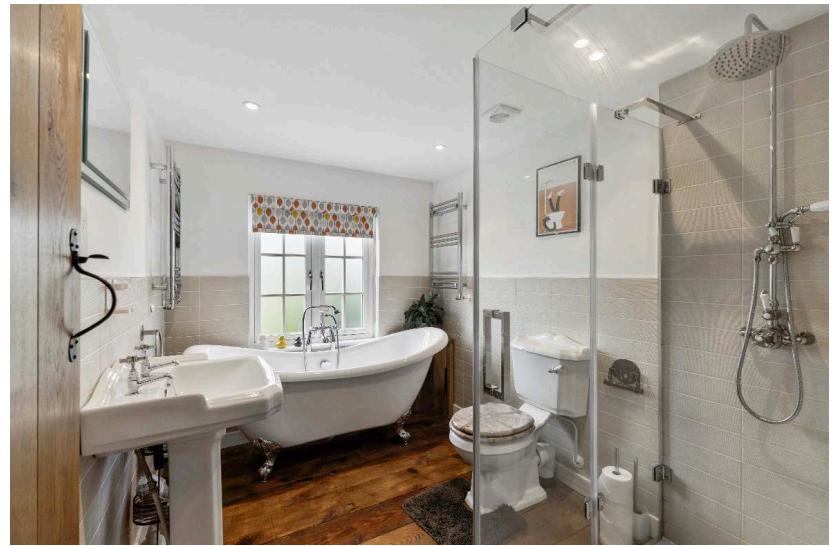
For those travelling further afield, the mainline station offers direct services to London Victoria, while nearby Horsham and Guildford provide a wider range of shopping, dining and cultural attractions. Road connections are equally convenient, offering access towards London and the surrounding Sussex and Surrey countryside.

The beautiful West Sussex coastline is also within easy reach, with Worthing providing a popular stretch of seafront, alongside further coastal highlights including Climping and the wider South Downs landscape, perfect for weekends outdoors. Gatwick Airport is comfortably accessible by road or rail, offering excellent national and international connections.

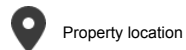
Altogether, this is a location that combines the ease of village living with excellent connectivity, creating a lifestyle that is both practical and enjoyable in equal measure.

Tenure: Freehold  
Tax Council Band: E  
Local Authority: Horsham





## LOCATION

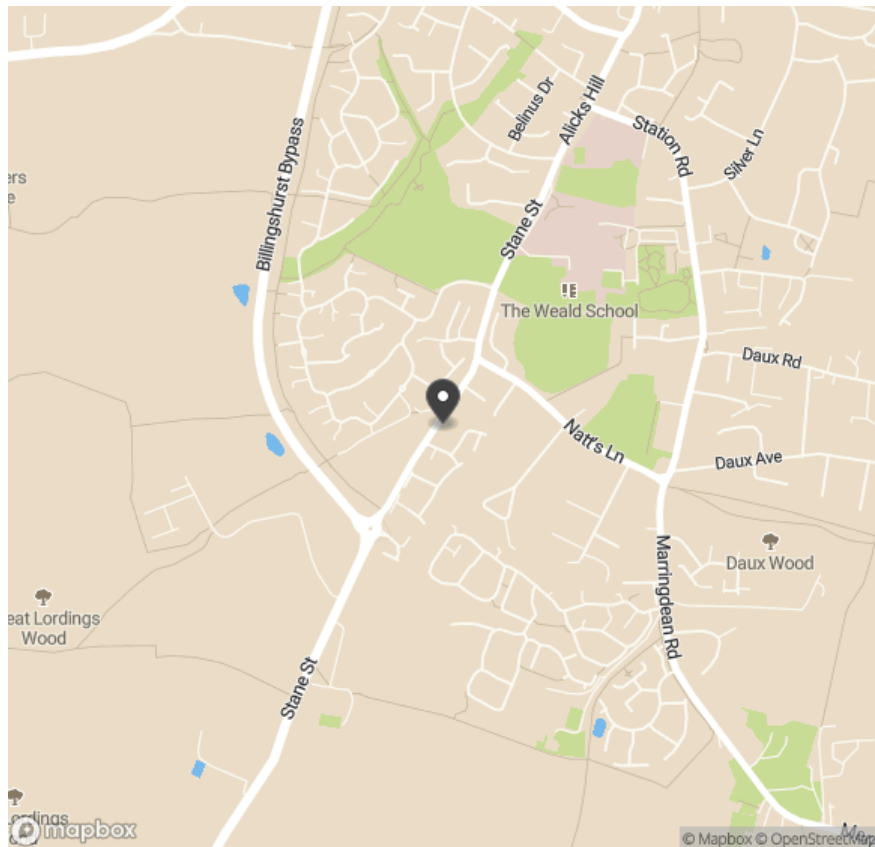


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 79

Potential: 87



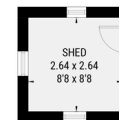
## FLOOR PLAN

1592 sq ft (147 sq m)

Approximate Floor Area = 140.9 sq m / 1517 sq ft  
Outbuilding = 6.9 sq m / 75 sq ft  
Total = 147.9 sq m / 1592 sq ft



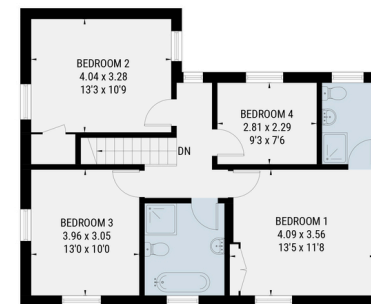
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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR



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