

ROSS MARGETTS

OFFERS IN REGION OF £650,000

A HOME ABOVE THE CLOSE

CARTERS WAY

WISBOROUGH GREEN · BILLINGSHURST · WEST SUSSEX · RH14

Carters Way

WISBOROUGH GREEN · BILLINGSHURST · RH14

OFFERS IN REGION OF

£650,000

4	3	3	1,685	1
BEDROOMS	BATHROOMS	RECEPTIONS	SQ FT	STUDIO

Some houses on a close feel like one of a row. This one sits at the top, lifted above the road behind its own sweep of driveway.

From the sitting room window the eye travels past a mature oak and a hedgerow, out across open fields, to the South Downs on the horizon. It is the first thing you notice from inside, and it is why the house feels further into the countryside than the address suggests.

Around 1,685 sq ft has been extended and reworked rather than left as built, with a self-contained studio, a triple aspect family room, a principal suite and a two-level garden with a summer house office at the top.

For anyone who works from home, runs a small business, or simply wants room for everyone to spread out, it offers a flexibility that is hard to find in a four-bedroom house in the village.



THE OUTLOOK TOWARDS THE DOWNS



CHAPTER II · THE HEART OF THE HOUSE

Cooking, without *leaving the conversation*

The kitchen and breakfast room runs 20'10 x 9'10 across the back of the house, fitted with a range cooker, open shelving above the sink and a peninsula with seating for two. Whoever is cooking stays part of the room, and the space opens straight through to the family room beyond.

A separate utility takes the washing machine and dryer out of the kitchen altogether, so the day to day noise lives somewhere else.



The room everyone *ends up in*

The sitting room sits at the front at 11'4 x 15'7, with a log burner on a stone hearth and the view out across the fields to the Downs. From October onwards, this is where the evenings gather.

At the back, the dining and family room is glazed on three sides at 10'2 x 13'10. It fills with light through the day, with doors out to the patio and a line of sight straight down the garden. A ground floor shower room sits beside the utility, which earns its keep after the garden and on the busy mornings.



SITTING ROOM



FAMILY ROOM



DINING, OPENING TO THE PATIO



THE STUDIO, WITH ITS OWN DOOR

The room that *sets this house apart*

To the left of the hall is a self-contained studio with its own external door, floor-to-ceiling fitted units, a worktop and hot and cold water plumbing. It has most recently run as a salon.

A treatment room, a consulting space or a small business can work from here, with clients arriving at their own door and never crossing into family life. If that isn't what you need, it makes a second sitting room, a playroom, or an office that properly closes at the end of the day.

DIMENSIONS

10'2 x 13'2

ACCESS

Own External Door

SERVICES

Hot & Cold Water

STORAGE

Floor-to-Ceiling Units

Rest, *at the top of the house*

4

BEDROOMS · THREE DOUBLES

3

BATHROOMS · INCL. EN-SUITE

The principal bedroom runs 10'2 x 18'9, with fitted wardrobes along one wall and an en-suite under a vaulted ceiling and rooflight, with a bath and a separate shower.

Two further doubles measure 11'4 x 13'9 and 11'4 x 11'8, with a fourth bedroom at 7'11 x 8'9 and the family bathroom completing the floor.



Two levels, and *a room at the top*

A wide sandstone patio runs across the back of the house for eating outside, then steps rise through a rendered retaining wall to the lawn.

At the top sits the summer house: an office of 7'8 x 9'5 with a covered veranda of 7'3 x 9'11, finished with power and lighting, so it works as a workspace or a quiet room long after the summer. To the front, a wide private driveway gives parking for several cars, with an EV charger.



SANDSTONE PATIO



UPPER LAWN & SUMMER HOUSE



SUMMER HOUSE OFFICE

Life around *the green*

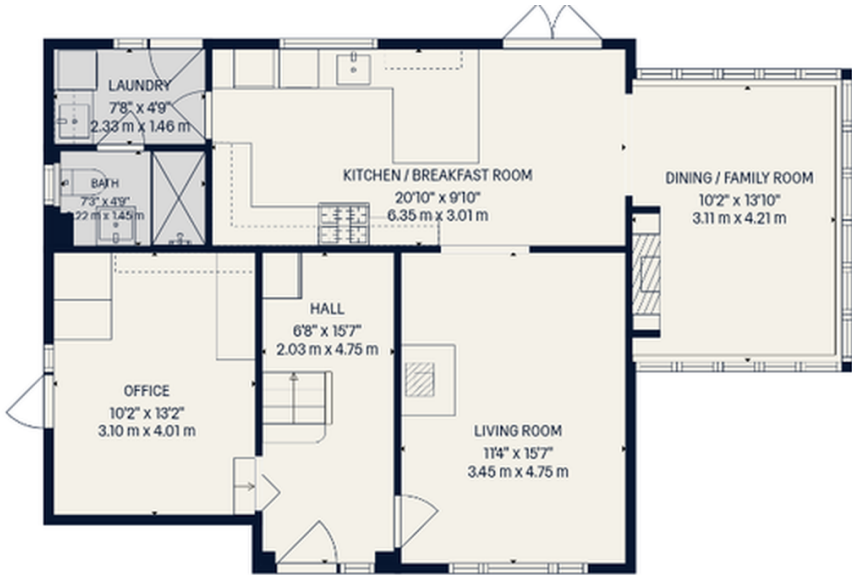
Wisborough Green is built around its village green, still the centre of village life and home to the cricket through the summer.

There is a village shop, a café, a primary school and the parish church, with three pubs spread around the village. Fishers Farm Park is here too, and with young children it tends to become a fixture.

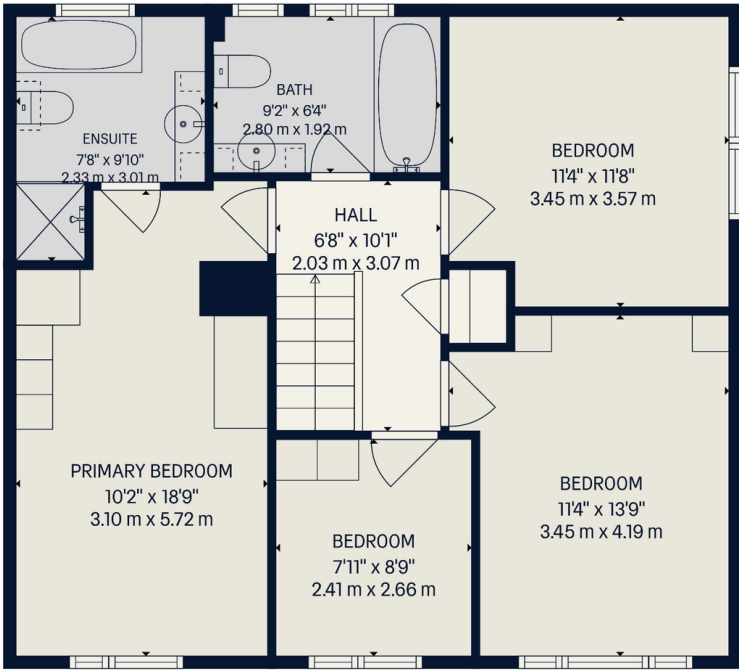
Billingshurst sits along the A272 with larger shops, schooling for every age, a leisure centre and a mainline station running to London, Gatwick and down to the coast.



GROUND FLOOR · 943 SQ FT



FIRST FLOOR · 742 SQ FT



SUMMER HOUSE & VERANDA



The *particulars*

KITCHEN / BREAKFAST	20'10 x 9'10
DINING / FAMILY ROOM	10'2 x 13'10
SITTING ROOM	11'4 x 15'7
STUDIO	10'2 x 13'2
UTILITY / SHOWER ROOM	7'8 x 4'9 · 7'3 x 4'9
PRINCIPAL BEDROOM	10'2 x 18'9
EN-SUITE	7'8 x 9'10
BEDROOM TWO	11'4 x 13'9
BEDROOM THREE	11'4 x 11'8
BEDROOM FOUR	7'11 x 8'9
FAMILY BATHROOM	9'2 x 6'4
SUMMER HOUSE / VERANDA	7'8 x 9'5 · 7'3 x 9'11
GUIDE PRICE	Offers in Region of £650,000

What a buyer *needs to know*

PART A · MATERIAL TO ALL TRANSACTIONS

ASKING PRICE

Offers in Region of £650,000

TENURE

Freehold

COUNCIL TAX BAND

Band E

LOCAL AUTHORITY

Chichester District Council

PROPERTY TYPE

Detached House

KEY FEATURES

- Elevated Position With Views Towards The South Downs
- Kitchen And Breakfast Room With Range Cooker
- Principal Bedroom With En-Suite

PART B · WHERE APPLICABLE

PARKING

Private Driveway, Multiple Vehicles

EV CHARGING

EV Charger Installed

GARAGE

Part of Original Garage Retained as Storage

OUTBUILDINGS

Summer House Office With Power & Lighting

PART C · ADDITIONAL MATERIAL FACTS

HEATING

Oil Heating & Wood Burner

INTERNAL AREA

Approx. 1,685 sq ft (157 sq m)

BROADBAND & MOBILE

Check Ofcom Coverage Checker

FLOOD RISK

Check GOV.UK Long Term Flood Risk

- Self-Contained Studio With Its Own External Door
- Triple Aspect Dining / Family Room
- Two-Level Garden With Summer House Office
- Sitting Room With Log Burner And Stone Hearth
- Utility Room And Ground Floor Shower Room
- Driveway Parking For Several Cars With EV Charger

These particulars are provided in line with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markers, Competition and Consumers Act 2024 and National Trading Standards guidance on material information. They are a guide only and do not form part of any offer or contract. Measurements are approximate. Services, systems and appliances have not been tested, and buyers should verify all information through their own solicitor and surveyor.



YOUR PERSONAL ESTATE AGENT

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BROKERED BY EXP UK

— ARRANGE A VIEWING OF

Carters Way

WISBOROUGH GREEN · RH14

A lifted position, a view to the Downs and a studio with its own front door. Best understood in person.

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BEDROOMS

3

BATHROOMS

1,685

SQ FT