



5 Fieldings Cottages Stane Street, Five Oaks - RH14 9AQ

Guide Price £500,000

## Fieldings Cottages, Stane Street

- Sitting room with open fire place
- Character cottage with south/west facing garden and views to the South Downs
- Cottage style kitchen with walk in pantry and dining room
- Benefit of no ongoing chain
- Family room with underfloor heating and views over the garden
- Home office with garden views
- Drive parking for 1 car with an additional two parking spaces on a private parking area
- Two double bedrooms and a single room
- Within commutable distance of Billingshurst and Horsham
- Garden reaching approximately 94ft with South Down views

The cottage is located in the Hamlet of Five Oaks, just on the fringes of Billingshurst. On entering the property the entrance hall has good storage space and a cloakroom, a door leading into the sitting room which has an open feature fire place with local West Sussex oak timber flooring. The stairs lead to the first floor and a door opens to the kitchen. The kitchen/dining room is a fantastic size and has been extended to create a large family room. The kitchen is fitted with base and eye level cupboards, granite work tops and integrated appliances to include a dishwasher, cooker, fridge and freezer and an island. There is still ample space for a dining room table and a good size pantry. The family room which extends across the back of the house provides another reception area giving superb views across the gardens and the fields beyond and has underfloor heating.

On the first floor there are three good size bedrooms, with the main and second bedroom enjoying the far reaching views to the south downs. The family bathroom is a good sized room with a white suite with a shower over the bath.



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Council Tax band: C

Tenure: Freehold

EPD: D

Outside the rear garden is a particular feature extending to approximately 94 feet, with a patio adjoining the house and steps leading onto the lawn, there is also a large home office which is insulated with power and can be used as a gym, garden room or as an extra reception room. The garden is very private with a good degree of hedging either side, whilst the end hedge has been kept low to take advantage of the views and the sunsets. A lovely character three bedroom semi detached cottage with a south/west facing garden and views to the South Downs.

Early viewing is highly recommended to appreciate the space and unique appeal of this wonderful property.

NB - marketing photos taken in 2021, the property is currently tenanted until September 2026.









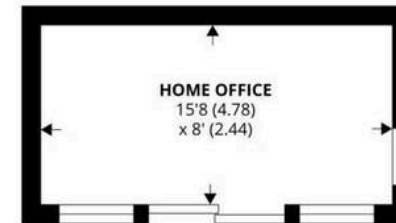




**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**



Approximate Area = 1256 sq ft / 117 sq m  
 Outbuilding = 125 sq ft / 12 sq m  
 Total = 1381 sq ft / 129 sq m

For identification only - Not to scale







## Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any