



Oaks Lodge | Gay Street Lane | North Heath | RH20 2HW





# Oaks Lodge

Gay Street Lane | North Heath | RH20 2HW

**OFFERS OVER £775,000**

An impressive five-bedroom detached family home set in approx. 0.75 acres in the desirable hamlet of North Heath, ideally positioned between Pulborough and Billingshurst. Offering spacious, versatile accommodation including a triple-aspect sitting room with wood burner, stylish kitchen/breakfast room, ground floor bedroom suite, dressing room and ensuite to principal bedroom, generous gardens, sweeping driveway and garage.

- Five-bedroom detached family home
- Spacious accommodation over two floors
- Triple-aspect sitting room
- Principal suite with modern en-suite shower room and dressing room
- Contemporary kitchen/breakfast room
- Ground-floor bedroom suite
- Approximately 0.75-acre plot
- Long sweeping driveway
- Countryside living with convenience





Positioned centrally within its generous plot, this impressive five-bedroom detached family home offers spacious, well-balanced accommodation arranged over two floors.

Situated in the sought-after hamlet of North Heath, the property enjoys a convenient location between the villages of Pulborough and Billingshurst, both of which provide excellent schooling, a range of local amenities and mainline railway stations with services to London and the South Coast.

The ground floor features a superb triple-aspect sitting room with patio doors opening onto the garden and a stylish wood-burning stove, flowing seamlessly into the dining room, ideal for both family living and entertaining. The generous kitchen/breakfast room is fitted with a contemporary range of white cabinetry, contrasting dark worktops and integrated appliances. A separate utility room also provides access to a useful store room and the integral garage. In addition, there is a versatile ground-floor bedroom suite with its own private lounge area, complemented by a modern shower room, perfect for guests, multigenerational living or home working.

Upstairs, four well-proportioned bedrooms benefit from fitted storage and are arranged around a spacious landing. The principal bedroom enjoys a large dressing room and a modern en-suite bathroom, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property sits within approximately 0.75 of an acre, with gardens surrounding the house and delightful open views to both the front and rear. A long, sweeping driveway leads to the property, providing ample off-street parking. The grounds also include two garden sheds and a designated vegetable patch area.

North Heath offers a peaceful semi-rural setting while remaining conveniently close to Pulborough, the larger village of Storrington to the south, and Billingshurst to the north, all of which provide an excellent selection of shops, schools and leisure facilities catering for all age groups.

A substantial family home set within a beautiful plot approaching three-quarters of an acre, offering the perfect balance of countryside living and everyday convenience.

**COUNCIL TAX BAND = G**  
**EPC RATING = C**

# Oaks Lodge, Gay Street Lane, North Heath, Pulborough, RH20

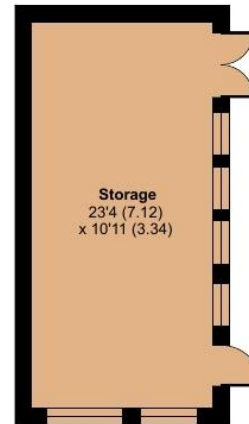
Approximate Area = 2548 sq ft / 236.7 sq m

Garage = 202 sq ft / 18.7 sq m

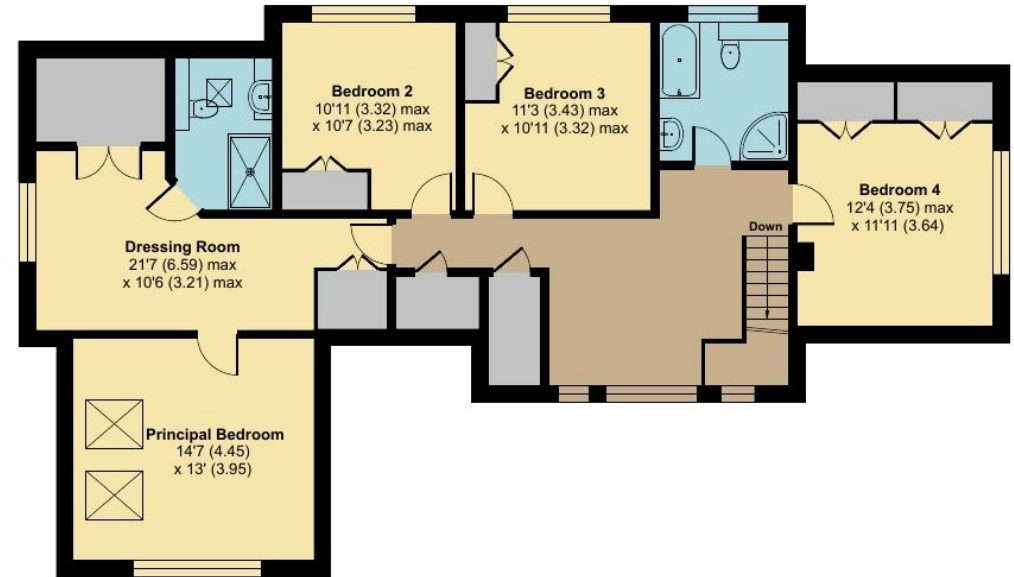
Outbuilding = 256 sq ft / 23.7 sq m

Total = 3006 sq ft / 279.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR