



Fernside | West Street | Billingshurst | West Sussex | RH14 9LG





Fernside

West Street | Billingshurst | West Sussex | RH14 9LG

£995,000

An impressive six bedroom detached family home set in its own beautiful gardens of approximately a third of an acre. The property is perfectly located at the heart of the village centre yet tucked away and secluded from the road. With local shops and cafes, schools and train station just a short walk away, this hidden gem is a rare find with exceptionally flexible accommodation and annexe potential. From the character entrance porch, a door opens to a very welcoming reception hall with its own wood burner. The reception hall gives access to a large dining room, as well as a sitting room which has double doors leading to a sunroom. From the sitting room, double doors lead to a large study/second sitting room with a fireplace and character bay window with window seat. One of the main features of the property is the wonderful kitchen/dining/family room, which is at the heart of the home, with an extensively fitted kitchen with numerous appliances, plenty of space for a large dining table, and an area for relaxing with the family. The ground floor is complemented by a utility room and cloakroom. On the first floor are six generous bedrooms, including a master bedroom with a large en-suite with underfloor heating. The family bathroom is also an excellent size, with a bath and a separate shower enclosure. Outside, the detached double garage and plentiful additional parking is accessed via a lane to the rear of the property. The garage features solar panels (outright-owned) and an EV charger, vastly improving energy efficiency for the home. An insulated studio above the garage is ideal as a home gym or further office space. The garage and studio could be converted to a detached annexe if required (subject to planning permission). The wonderful grounds of approximately a third of an acre surround the house with areas of lawn, attractive hard landscaping including brick pathways and sunny seating areas, wooden pergola with climbing grape vine, aluminium framed greenhouse and a garden shed.





Covered Entrance Canopy

Tiled roof, door with double glazed insert and matching side screens leading to:

Reception Hall

Light oak flooring, recessed woodburning stove with hearth, bookshelves, staircase to first floor, radiator, door leading to:

Sitting Room

With generous ceiling height, this double aspect room has a corner recessed woodburner-style electric stove, radiator, double glazed doors leading to:

Sunroom

A beautiful south-facing outlook over the secluded front garden, predominantly of timber construction with exposed brick work, tiled floor and double opening doors leading to a terrace with climbing wisteria.

Study/Second Sitting Room

Approached via the sitting room with double opening doors, this lovely large room has a circular bay with outlook to the front, double glazed windows and window seat, exposed wood floor, attractive fire surround with open grate and raised hearth, radiator.

Dining Room

A delightful east-facing room with double glazed window, radiator, exposed floor.

Kitchen/Dining/Family Room

This magnificent room has an extensively fitted

kitchen, plenty of space for a large dining table and a family area that makes a beautiful place to sit and relax. The kitchen comprises: Silestone worksurface with inset sink unit and mixer tap having base cupboards under, integrated Miele dishwasher, retractable bin, further matching worksurface with inset five ring gas hob with stainless steel extractor hood over and base cupboards, cooker unit housing AEG double oven and plate warmer, with storage above and below, shelved larder unit, tall retractable larder unit with space to side for large fridge/freezer, large central island unit with oak worktop with numerous cupboards and drawers beneath, also incorporating breakfast bar. A clearly defined dining area with radiator and double glazed window and open plan family area with further double glazed window and double opening doors leading to outside. This whole area has Karndean flooring, deep walk-in cupboard, door to:

Utility Room

Full length Silestone worksurface with enamel Butler sink having base cupboards under, space and plumbing for washing machine, wall-mounted gas fired boiler, Karndean flooring, radiator, part double glazed door to outside.

Cloakroom

WC, vanity unit with inset free-standing circular bowl sink unit with mixer tap having base cupboards and drawers under, radiator,

Karndean floor, double glazed window.

Landing

Double glazed window having an outlook to the front, access to roof space, two radiators.

Main Bedroom

Fitted wardrobes, radiator, double glazed window, door to:

En-suite Bathroom

A very spacious room with a suite comprising: panelled bath with mixer tap, large shower cubicle with mixer shower, vanity unit with wash hand basin having mixer tap and base cupboards under, WC, chrome heated towel rail, underfloor heating, double glazed window.

Bedroom Two

Radiator, double glazed window, fitted double wardrobe.

Bedroom Three

Radiator, double glazed window.

Bedroom Four

Radiator, double glazed window.

Bedroom Five

Radiator, double glazed window.

Bedroom Six/Second Study

Radiator, double glazed window, built in bookshelves.

Bathroom

A large room with a white suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment, separate large, tiled shower cubicle with mixer shower, twin pedestal wash hand

Bathroom

A large room with a white suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment, separate large, tiled shower cubicle with mixer shower, twin pedestal wash hand basins with mixer taps, WC, airing cupboard housing hot water tank, double glazed window, radiator.

Double Garage and Drive

Situated at the rear of the property is the double garage. Being built of brick construction with twin up and over garage doors, one electrically operated, and there is power and light and a side door to the garden. Parking to the front and side of the garage gives plenty of space for numerous vehicles and there is an EV charger. The garage roof has recently been re-tiled with inset photo voltaic solar panels (outright-owned) with battery storage.

Studio Room

This quality additional room is approached via a wooden staircase at the rear of the garage, two double glazed skylight windows, additional single glazed window, wood laminate flooring, numerous eaves storage points. Hard-wired broadband connection.

Gardens

This wonderful family home is set towards the middle of beautiful wraparound gardens with a total plot approaching a third of an acre. Hard landscaping includes attractive brick paved paths and several sunny seating areas. From West Street, a garden gate opens to a winding path leading past an established hedge that gives a secluded charm to the front garden. The large front lawn leads to a pretty brick-paved patio area adjacent to the sunroom. There is access along both sides of the property with one side having a raised paved area with aluminium framed greenhouse, and timber garden shed beyond. Towards the rear of the property the lovely garden continues passing an area of lawn and additional paved patio with wooden pergola over and climbing vine, a perfect space for entertaining. The rear boundary is marked via a further paved terrace with makes an ideal sun trap for relaxing on summer days. An arched gateway leads through to the private parking area, with ample space for several cars.

Fernside, West Street, Billingshurst, RH14

Approximate Area = 2516 sq ft / 233.7 sq m

Limited Use Area(s) = 138 sq ft / 12.8 sq m

Garage = 538 sq ft / 49.9 sq m

Total = 3192 sq ft / 296.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Fowlers Estate Agents. REF: 1432276

EPC Rating: C.
Council Tax Band: E.



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