



45, Wood Croft | Billingshurst | West Sussex | RH14 9XL

 **FOWLERS**
ESTATE AGENTS



45, Wood Croft

Billingshurst | West Sussex | RH14 9XL

£995,000

A substantial detached family house offered in immaculate order with a finish and specification to match. The generous accommodation is complimented by the detached double garage and brick paved drive that will accommodate at least 4 vehicles. The property is situated on the edge of a sought after small development with open space to both sides of the house. The location is convenient for the mainline train station, with the leisure centre and schools just beyond. The village High Street is also accessible. The generous reception hall gives access to a triple aspect drawing room with wood burner and a separate dining room. A main feature of the property is the expansive kitchen/family room which has an extensively fitted kitchen with granite worksurfaces, plenty of space for a table and chairs and a family area with double doors giving access to the garden. The ground floor is completed by a large double aspect dining room, utility and cloakroom. The first floor landing is large enough to create a seating area or study area if wished and there is a large picture window overlooking the front. All bedrooms are of a good size, with both the main bedroom and guest bedroom having en-suites. There is also a beautifully equipped family bathroom.





Entrance

Front door with double glazed inserts, leading to:

Reception Hall

Two deep cupboards, full height glazing giving aspect to family area, turning staircase with half landing and full height picture window and plantation shutter.

Cloakroom

WC, pedestal wash hand basin with mixer tap, plantation shutter.

Drawing Room

A magnificent room running the full length of the property with a triple aspect. Two windows with plantation shutters, centrepiece recessed log burner with raised marble hearth, double opening doors to patio and garden.

Dining Room

Double aspect room, return door to kitchen/family room.

Magnificent Kitchen/Breakfast/Family Room

Extensively fitted kitchen with granite worksurfaces and two tone units comprising: worksurface with inset sink unit with base cupboards under and integrated dishwasher, further matching worksurface with inset gas hob with base cupboards under, matching granite splashback with stainless steel extractor hood over, cooker unit housing double oven and microwave, integrated fridge and freezer, tall shelved larder unit, peninsula granite worksurface incorporating breakfast bar, space for dining table. Large open plan family area with double opening doors leading to the garden.

Utility Room

Granite work top with space and plumbing for washing machine and tumble dryer beneath, concealed gas fired boiler, eye-level cupboard.

First Floor Galleried Landing

The impressive landing is another feature and can easily be a comfortable seating area or study if wished. Wealth of light from a large picture window overlooking the front with plantation shutters. Walk-in airing cupboard with pressurised hot water tank.

Main Bedroom

Triple aspect and running the full length of the house, the bedroom has an expanse of fitted wardrobes, plantation shutter.

En-suite Bathroom

With a full suite comprising: panelled bath with mixer tap, wash hand basin, concealed cistern w.c., and a large tiled shower cubicle, tiled floor, chrome heated towel rail, fitted plantation shutter.

Guest Suite

Picture window with plantation shutter, door to:

En-suite Shower

Large shower cubicle with mixer shower, wash hand basin, concealed cistern w.c., plantation shutter.

Bedroom Three

Plantation shutter.

Bedroom Four

Plantation shutter.

Family Bathroom

Panelled bath with mixer tap and hand held shower attachment, fitted shower screen, wash hand basin, concealed cistern w.c., chrome heated towel rail, plantation shutter.

Detached Double Garage and Drive

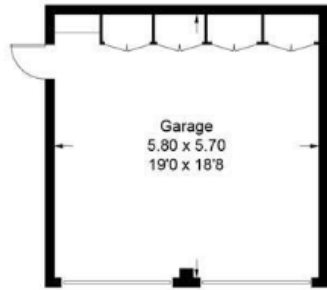
The magnificent double garage is brick built with a pitched and tiled roof and has twin doors to the front. There is a door at the rear giving access to the garden. To the front of the garage is a substantial brick paved drive which gives parking for at least four vehicles.

Garden

Adjacent the property is a wide full width patio which leads to the remainder of the garden which is almost entirely laid to lawn and enclosed by a high brick and pillared retaining wall. The rear boundary is marked by a Laurel hedge to enhance seclusion. Alongside the garage the brick patio extends towards the rear of the garden and houses a maintenance free garden store.

EPC RATING= B
COUNCIL TAX= G
ANNUAL ESTATE CHARGE= £456.00

Approximate Gross Internal Area = 228.0 sq m / 2454 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 261.1 sq m / 2810 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID958633)



*"We'll make you
feel at home..."*



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Marcel Hoad

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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