



13, Barrow Close | Billingshurst | West Sussex | RH14 9SW





# 13, Barrow Close

Billingshurst | West Sussex | RH14 9SW

**£850,000**

Set within the prestigious Penfold Grange development, this exceptional six-bedroom Georgian-style home enjoys a prime position in a sought-after close. Boasting elegant proportions and an abundance of natural light, the property offers beautifully versatile living spaces perfect for both family life and entertaining. Highlights include a stunning open-plan kitchen with conservatory, a dual-aspect sitting room with a wood-burning stove, and four bathrooms serving six spacious double bedrooms across three floors. Outside, a sun-drenched landscaped garden with charming pergola and generous driveway leading to a double garage complete this impressive and refined residence.



This impressive six-bedroom Georgian-style residence is situated within the highly desirable Penfold Grange development, occupying one of the most favourable plots within a quiet close. The property offers a wealth of features, including a double garage, generous off-road parking, a beautifully maintained sunny level garden, six double bedrooms, four bathrooms, and a substantial part-brick conservatory, to name but a few.



Upon entering, a spacious and welcoming hallway complete with a fitted double coat cupboard provides access to the principal ground floor rooms, including the dining room, kitchen, conservatory, cloakroom, and sitting room.

The elegant and light-filled dining room is positioned to the front of the property, creating a refined setting ideal for entertaining.

The well-appointed kitchen features a central island with breakfast bar and an extensive range of units complemented by Minerva engineered worktops. Integrated Neff appliances include twin eye-level ovens, a ceramic hob and extractor above, there is space for a dishwasher. A separate utility room provides additional storage and space with plumbing for laundry appliances. The kitchen

flows seamlessly into a large, stylish conservatory, which has been thoughtfully remodelled and enhanced with a modern solar-control roof (still under warranty), ensuring comfort throughout the year. The generously proportioned sitting room enjoys a dual aspect, flooding the space with natural light, and is centred around an attractive fitted wood-burning stove with a stylish hearth. Sliding patio doors open directly onto the garden and patio, creating an ideal indoor-outdoor living environment.

A staircase leads to the first-floor landing, where four double bedrooms, a large airing cupboard, and a family bathroom can be found. The spacious principal bedroom overlooks the rear garden and benefits from built-in wardrobes and an en-suite bathroom with shower over. Bedroom four also features built-in storage and an en-suite shower room. Bedroom six is currently utilised as a dressing room, complete with fitted wardrobes and drawers, while bedroom five is another well-proportioned double.

The staircase continues to the second floor, offering two further generously sized double bedrooms, both with useful eaves storage, along with a shower room serving this level.

Externally, the beautifully maintained rear garden enjoys a sunny aspect and is predominantly laid to lawn, bordered by a variety of plants and trees. In addition to the main patio, there is a charming secondary seating area with a pergola adorned with grapevines perfect for outdoor relaxation and entertaining. The garden also provides direct access to the garage via a personal door, as well as a side access gate.

To the front, a generous driveway provides ample parking for multiple vehicles and leads to the double garage. The frontage is further enhanced by a mature, well-stocked garden, creating an attractive approach to this exceptional home.

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





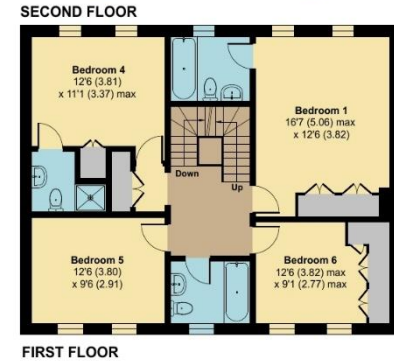
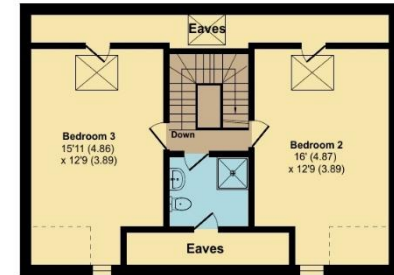
Denotes restricted head height



## Barrow Close, Billingshurst, RH14

Approximate Area = 2479 sq ft / 230.3 sq m  
 Limited Use Area(s) = 200 sq ft / 18.5 sq m  
 Garage = 365 sq ft / 33.9 sq m  
 Total = 3044 sq ft / 282.7 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). © nchecom 2026. Produced for Fowlers Estate Agents. REF: 1431945



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



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

### Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

- The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.