



1 Woodcot

New Road, Billingshurst, West Sussex, RH14 9DS

Batcheller
Monkhouse

Our Corner of England

1 WOODCOT

A beautifully presented equestrian property benefitting from stabling, sand school and paddocks, and having direct access on to a public bridleway. In all about 5.73 acres.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Shower Room

First Floor

- Landing
- Master Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Family Bathroom

Outside

- Driveway and Garaging
- Attractive Gardens
- Sand School, Stabling and Paddocks
- Approximately 5.73 Acres (2.32 ha)



DESCRIPTION

The property is an attractive, attached cottage, which has been the subject of both extension and improvement in recent years. The house is in the traditional Sussex style having part rendered elevations, tile hung to the first floor, beneath a tiled roof. 1 Woodcot is offered to the market in good order both internally and externally. The well proportioned accommodation is arranged over 2 floors and briefly comprises:

- Spacious **Sitting Room** with wood burner.
- **Dining Room** with open fire.
- **Kitchen/Breakfast Room** Opening to:
- **Utility Room** with further door to:
- **Shower Room**
- **Landing**
- **Master Bedroom** with **En-Suite Bathroom**.
- **3 Further Bedrooms**
- **Family Bathroom**

OUTSIDE

The gardens and grounds are a particular feature of the property extending to 5.73 acres in total. Running around 3 sides of the property are the gardens which are laid predominantly to lawn with particularly well stocked and tended flower and shrub beds interspersed with various mature trees.

Beyond the garden area, and serviced by its own driveway are the equestrian facilities which include sandschool, well fenced paddocks, stabling and other buildings. To the front of the house there is a shingled area providing off-road parking for several vehicles which leads to a good sized garage building, some of which is currently utilised as store rooms.

AMENITIES

1 Woodcot is found in a convenient rural location between the popular villages of Barns Green and Billingshurst.

Local: Billingshurst (2 miles) with a variety of local shops, services, restaurants and sporting facilities, parish church and and mainline railway service to London (Victoria)

Towns: The market town of Horsham (4.9 miles) provides a wide range of facilities including John Lewis at Home and Waitrose supermarket, Swan Walk shopping centre, a varied restaurant quarter and The Capitol Arts Centre.





Transport: Convenient road communication are available via the A24 and A23, which leads to the M23 and the national motorway network. There is a mainline train service to London Victoria from Horsham.

Schools: Billingshurst County Junior School and The Weald School.

Leisure: Golf at Slinfold and the West Sussex course at Pulborough, polo at Cowdray Park and Knepp Castle, horse riding at Goodwood and Fontwell and sailing along the south coast. Hacking is available via a bridleway that can be accessed directly from the property.

DIRECTIONS

From Billingshurst proceed northwards on the A29 towards Horsham and shortly after leaving the village turn right into New Road towards Barns Green. Continue for about 1 mile and a short distance before the road bears sharply to the right, 1 Woodcot will be seen on the left hand side.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.

Telephone 01403 215100. www.horsham.gov.uk

Services: (not checked or tested): Mains electricity and water. Shared private drainage. Not connected to mains drains. Oil-fired central heating. No mains gas.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers WSX115887 and WSX122529.

EPC: EPC Rating F.

MP/28/04/21

GUIDE PRICE £950,000

Viewings

Strictly by appointment with the sole agents.

Please contact our Pulborough Office: T 01798 872081

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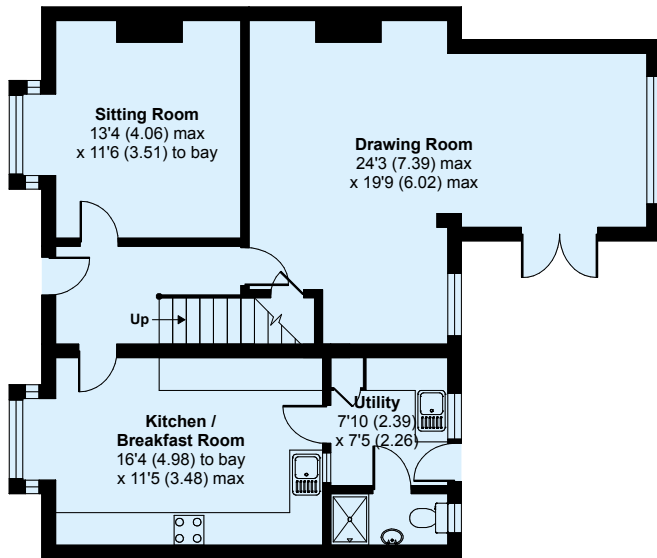
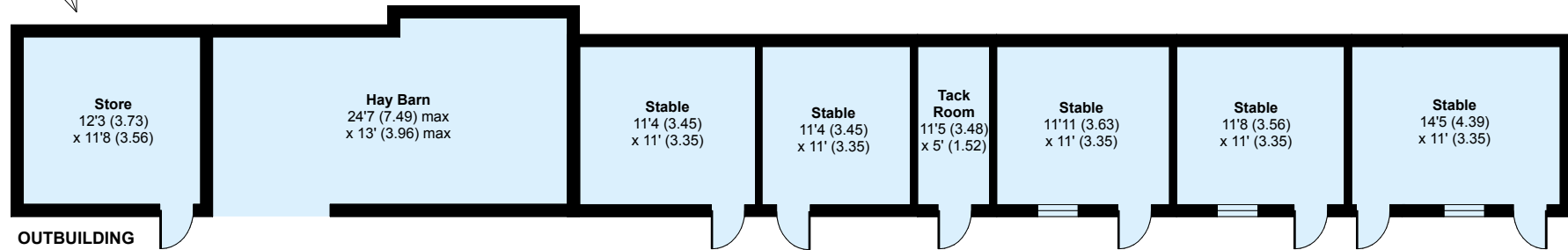
1 Woodcot, New Road, Billingshurst, RH14 9DS

Approximate Area = 1693 sq ft / 157.3 sq m (excludes garage)

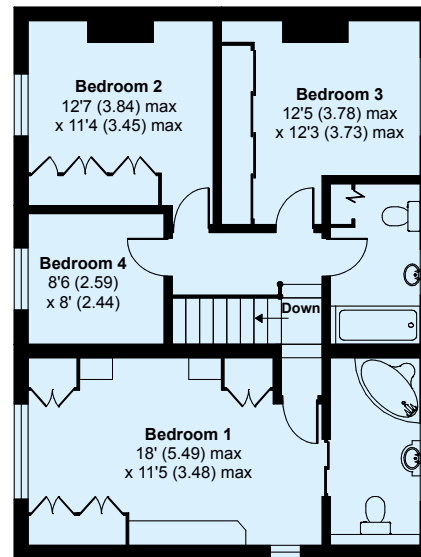
Outbuilding = 1607 sq ft / 149.2 sq m

Total = 3300 sq ft / 306.5 sq m

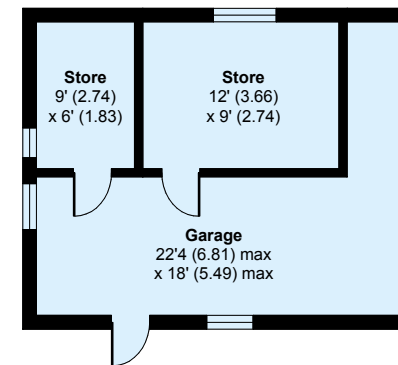
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GROUND FLOOR



FIRST FLOOR



NOTE:

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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