



Blackthorne

High Seat Copse, Billingshurst, West Sussex, RH14 9SN

Batcheller
Monkhouse

Our Corner of England

BLACKTHORNE

This impressive and bright modern family house has ample parking and a stunning detached oak frame barn which could be adapted for a variety of uses. The property is quietly situated at the end of a small private cul-de-sac right in the heart of the popular village of Billingshurst with train station, excellent local schools, amenities and shops within easy reach.

Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen and Utility

First Floor

- Galleried Landing
- Principal Bedroom with En-Suite Bathroom
- 3 Further Double Bedrooms
- Family Bathroom

Outside

- Driveway
- Detached Barn
- Gardens



DESCRIPTION

Blackthorne is one of only three houses built in 2002 and situated in a small gated private cul-de-sac just moments from the village centre and which has been very well maintained throughout by our clients.

Main features include:

- Central galleried **Entrance Hall** with cloaks cupboard, door to **Cloakroom** and stairs rising to the first floor.
- Triple aspect **Sitting Room** with fireplace housing woodburning stove, windows to the front and side and French doors to the rear leading to the garden.
- **Dining Room** with large window overlooking the rear garden.
- Dual aspect **Kitchen** with windows to rear and side and fitted with an extensive range of units. Integral Neff dishwasher and Rangemaster oven, five ring gas hob with extractor above, and space for fridge/freezer.
- Dual aspect **Study** with windows to the front and side.
- **Utility Room** with fitted units and space for washing machine, tumble dryer and freezer. Glazed door to the side.
- Large bright **Galleried Landing** with large window, airing cupboard and access above via pull-down ladder to the loft.
- Dual aspect **Principal Bedroom** with dressing area and wardrobes to both sides. Leading to the large modern **En-Suite Bathroom**
- **3 Further Double Bedrooms** All with built-in wardrobes.
- **Modern Family Bathroom**
- **Ample Driveway Parking**
- Detached oak-framed **Barn** with workshop area to the rear.



OUTSIDE

A gated shared driveway leads to the property with gravelled parking to the rear and front of the barn with space for 4-5 vehicles. A path leads to the front door with lawn either side and gated side access leading to the rear garden. To the front of the property is a character oak framed barn with electronically controlled door to the front leading to an extensive storage area with workshop to the rear. The barn could be adapted to a variety of uses and the high ceilings provide further potential to add a mezzanine style area if desired. The rear garden comprises an extensive terrace with the remainder laid to level lawn with mature shrubs and trees to the sides.



AMENITIES

Local: Billingshurst with a good range of local shops, Sainsburys supermarket, health surgery, leisure centre, public houses, restaurants and nearby retail park.

Towns and Cities: Horsham (8 miles) Worthing (8 miles), London (42 miles).

Transport: Billingshurst station (1 mile) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include Dauxwood Pre-School, Billingshurst Primary School, The Weald Secondary School, and a variety of private schools in the area.

Leisure: Fishers Farm Park in Wisborough Green, South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From Billingshurst High Street, proceed north over the 1st mini roundabout adjacent to the shopping parade and then over the next mini-roundabout and High Seat Copse is the next turning on the right hand side. **What3Words:** ///larger.miracles.rave

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL.

Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): All mains services connected.

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

Tenure: Freehold. Land Registry Title number WSX262864.

EPC Rating: C. **Council Tax Band:** G.

Agents Note: Under the Estate Agency Act 1979 we hereby declare that the property belongs to a member of staff at Batcheller Monkhouse. RA/07/03/2024

GUIDE PRICE £800,000 - £830,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

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;

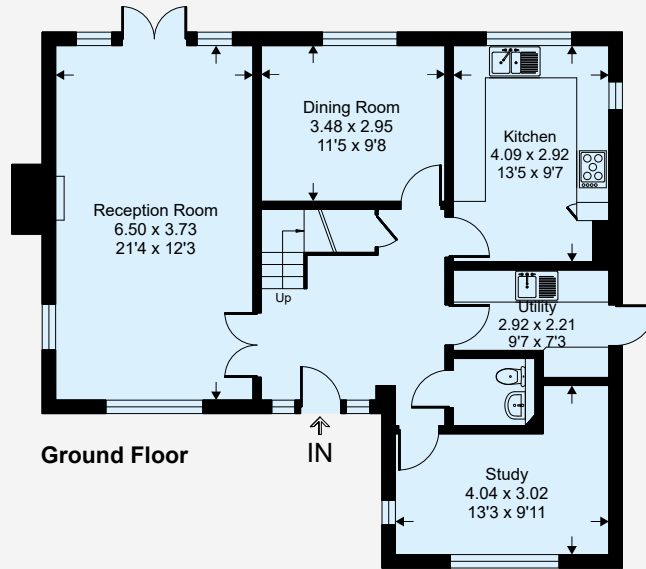
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

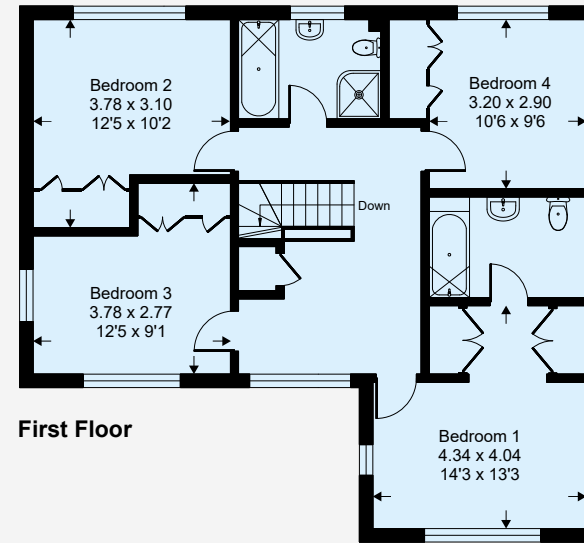
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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

Blackthorne, RH14

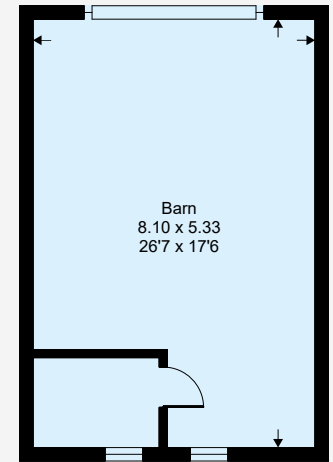
Approximate Gross Internal Area = 164 sq m / 1764 sq ft
Approximate Outbuilding Internal Area = 43 sq m / 465 sq ft
Approximate Total Internal Area = 207 sq m / 2229 sq ft



Ground Floor



First Floor



Barn
8.10 x 5.33
26'7 x 17'6

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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