



1 Woodcot

New Road, Billingshurst, West Sussex, RH14 9DS

Batcheller
Monkhouse

Our Corner of England

1 WOODCOT

A superb equestrian home set in approximately 5.73 acres, featuring stabling, a sand school, and well-fenced paddocks with direct access to a public bridleway, enjoying a peaceful rural setting on the outskirts of Billingshurst.

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 Detached Car Barn with Rooms Over
- Attractive Gardens
- Sand School, Stabling and Paddocks
- Approximately 5.73 Acres



DESCRIPTION

This charming and beautifully presented cottage has been thoughtfully extended and upgraded to an exceptional standard, set within a peaceful rural setting. Boasting an impressive range of equestrian facilities, the property is ideal for those seeking a lifestyle property with excellent riding opportunities, whilst offering the perfect blend of traditional character and modern convenience.

Reflecting the classic Sussex architecture, the property features part-rendered walls and attractive tile-hung elevations to the first floor set beneath a pitched tiled roof. Internally, the property is offered in immaculate condition throughout, with spacious and well-balanced accommodation arranged over two floors. Tasteful finishes and quality materials are evident, creating a warm and welcoming atmosphere with a contemporary finish.

In brief the accommodation comprises:

- **Entrance Hall** Stairs rising to the first floor.
- **Sitting Room** Window to front aspect.
- **Kitchen/Dining/Family Room** An impressive open plan space, attractively fitted with a contemporary range of matching units with work surfaces over, and sink unit fitted with a Quooker tap providing hot water, sparkling water and filtered water. There is a feature log burning stove in the family area, whilst double doors lead out to the rear garden in the kitchen/dining area.
- **Generous Utility Room** Built-in storage cupboard, work surfaces with inset sink unit, space for appliances.
- **Shower Room** Suite comprising shower cubicle, wash hand basin and low level WC
- **Landing**
- **Principal Bedroom** Good sized bedroom with aspect to front. Door to:
- **En-Suite Shower Room** Suite comprising shower cubicle, wash hand basin and low level WC
- **Bedroom 2** Front aspect.
- **Bedroom 3** Rear aspect with built-in wardrobes.
- **Dressing Room/Bedroom 4** Front aspect.
- **Family Bathroom** Suite comprising panelled bath with shower attachment, wash hand basin and low level WC.



OUTSIDE

The gardens and grounds are a particular highlight of the property, extending to approximately 5.73 acres in total and offering a superb blend of formal landscaping and functional equestrian infrastructure.

Wrapping around three sides of the cottage, the beautifully maintained gardens are predominantly laid to lawn, interspersed with a variety of mature trees and thoughtfully planted, well-stocked flower and shrub borders. These provide a colourful and tranquil setting that changes with the seasons, ideal for both relaxation and entertaining.

Beyond the formal garden area, and accessed via a separate driveway, lie the excellent equestrian facilities, which include:

- A professionally constructed **Sandschool** measuring 20m x 40m with Day Equestrian Sand and Fibre mix, and excellent drainage.
- Several well-fenced **Paddocks**, all with water troughs
- Recently built **Stables** and additional **Outbuildings**
- **Tack Room**, with a hot water tank serving a dedicated wash bay area in an adjacent yard
- An outdoor **Kitchen Area** with power supply for a hot tub

To the front of the house electric gates open on to a large driveway which provides generous off-road parking for several vehicles, and leads to a substantial car barn building. This structure benefits from water and power connections and includes a gym area, with part of the building currently used as storage rooms offering excellent versatility for a range of uses such as living accommodation.

AMENITIES

Local: 1 Woodcot is in a convenient rural location between the popular villages of Barns Green and Billingshurst (approximately 1.6 miles) which has a range of local shops, supermarket, public houses, restaurants, doctor surgery and library.

Towns and Cities: Horsham (approximately 6.9 miles), Crawley (approximately 14.3 miles), Guildford (approximately 20.1 miles), London (approximately 45.5 miles).

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 Billingshurst and Horsham.

Schools: Barns Green Primary School, Billingshurst Primary School and the popular Weald Secondary School, Tanbridge in Horsham, and a variety of private schools in the area.

Leisure: Leisure Centre and Jubilee Fields in Billingshurst hosting a variety of sporting activities, 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.

What3words: ///school.mock.dolls

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB.

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 D

Council Tax Band: E



GUIDE PRICE £1,200,000 - £1,300,000

Viewings

For an appointment to view please contact our Pulborough Office
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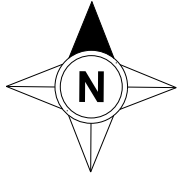
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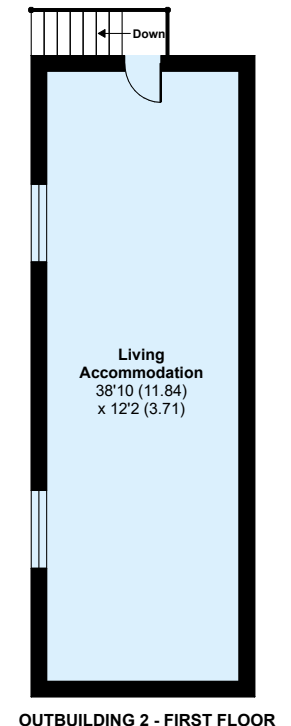
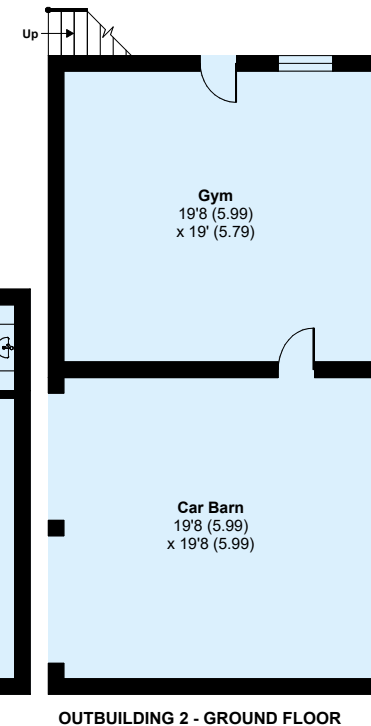
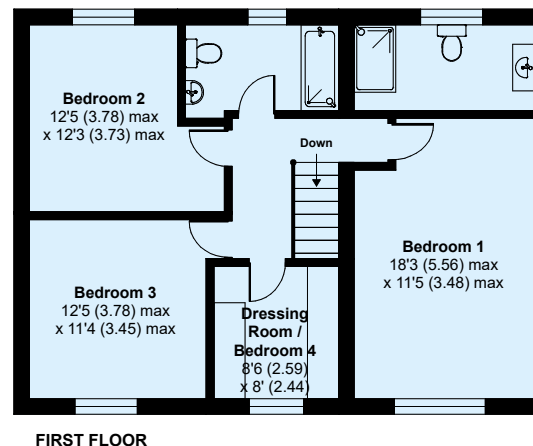
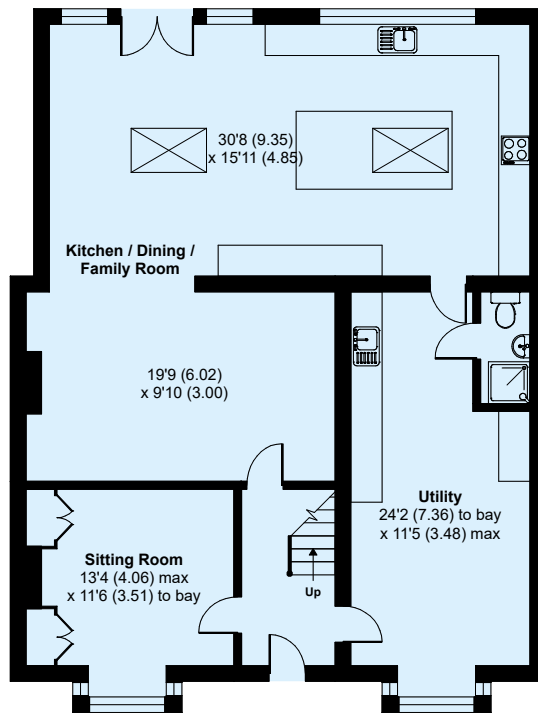
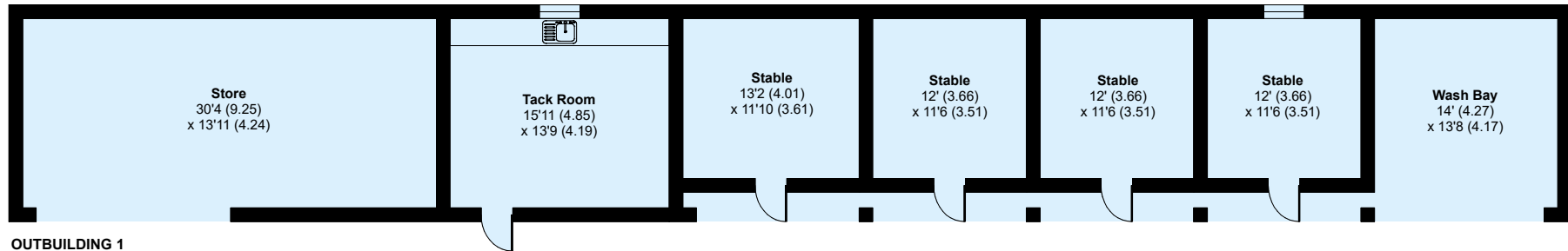


Approximate Area = 2101 sq ft / 195.2 sq m (excludes car barn)

Outbuilding(s) = 2409 sq ft / 223.8 sq m

Total = 4510 sq ft / 419 sq m

For identification only - Not to scale



NOTE:

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5. All measurements and distances are approximate;

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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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The land app



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50 m
Scale 1:2500 (at A4)



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