



Wildacres
Bashurst Copse, Itchingfield



A handsome detached five bedroom property with 2.44 acres located in a beautiful rural setting

An impressive family home, featuring generous, beautifully-presented accommodation arranged over two floors. The property benefits from wooden flooring throughout much of the ground floor, providing an elegant and practical living and entertaining environment. It is in a quiet rural hamlet near to local village and town centre amenities.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



2.44 ACRES



FREEHOLD



RURAL



3,037 SQ FT



**GUIDE PRICE
£1,895,000**



The property

Wildacres is a handsome red brick property, offering over 3,000 square feet of light-filled, flexible accommodation arranged in an L-shaped configuration over two floors. Designed to provide a stunning family and entertaining space, the property features neutral décor and a wealth of parquet flooring throughout the ground floor. These elements combine to create an elegant, practical, and cohesive living and entertaining environment. The accommodation flows seamlessly from the welcoming reception hall, which includes useful storage, a cloakroom, and a fitted utility room with a door leading to the side terrace. It comprises a generous triple aspect reception room with feature exposed brick fireplace with woodburning stove and French doors to the rear terrace, a well-proportioned panelled sitting room with window seating, bespoke storage and feature fireplace with woodburning stove and an extensive open plan kitchen/breakfast/sitting/dining room. The kitchen/breakfast room presents a range of bespoke wall and base units, including a large central island with a breakfast bar and modern

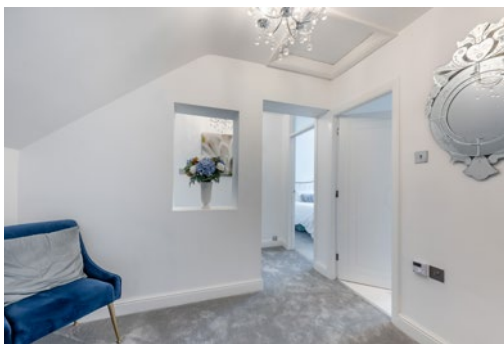
integrated appliances, such as a wine chiller, Quooker tap, three built-in ovens, and a steamer. It opens into an orangery-style sitting/dining room, which can be configured to the purchaser's own requirements. The entire area is bathed in natural light, courtesy of two large sky lanterns and picture glazing on three sides, with the rear aspect incorporating French doors that lead to the garden.

On the first floor the property provides a principal bedroom with walk-in wardrobe, fitted dressing room and en suite shower room, four further bedrooms, one with fitted dressing room, and contemporary family shower and bathrooms











Outside

The house is approached through a five-bar gate over a tarmac driveway with turning circle, providing parking and giving access to the attached double garage which benefits from internal stairs rising to a first floor over, suitable for a variety of uses. Extending to 2.44 acres, on a plot second to only one other property in Bashurst Copse, the garden surrounding the property is laid mainly to lawn interspersed and bordered by mature planting and specimen trees and features an area of light woodland, numerous seating areas, two stores and paved side and rear terraces, ideal for entertaining and al fresco dining, the whole screened by mature trees.

Location

The rural hamlet of Itchingfield has a church and farm shop and is surrounded by miles of open countryside providing stunning walks and bridle paths on the South Downs link. Slinfold village has a village shop, pub and primary and pre-schools. Broadbridge Heath provides supermarkets, a leisure centre and primary school. The market town of Horsham offers comprehensive shopping including John Lewis at

Home, Waitrose, Swan Walk shopping centre and the cobbled streets and restaurant quarter of The Carfax, together with a theatre and cinemas. Recreational and sporting facilities including swimming pools, a leisure centre, tennis courts and golf and sporting clubs. Communications links are excellent: Christ's Hospital mainline station (2.4 miles) offers regular services to London, and the A24 and local roads link to Guildford, Brighton, the M25 motorway network and London's airports. The area has a good range of state primary and secondary schooling including Tanbridge House School (rated Outstanding by Ofsted) and independent schools including Christ's Hospital, Farlington, Pennthorpe, Cottesmore and Cranleigh.



Distances

- A24 (London-Worthing road) 2.2 miles
- Slinfold 2.3 miles
- Broadbridge Heath 2.6 miles
- Horsham 3.9 miles
- Billingshurst 4.3 miles
- London Gatwick Airport 18.7 miles
- Guildford 19.5 miles
- Brighton 26.9 miles
- Central London 42.3 miles
- London Heathrow Airport 43.5 miles

Nearby Stations

- Christ's Hospital (London Victoria 1 hour)
- Horsham
- Billingshurst

Key Locations

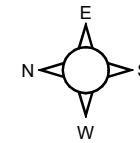
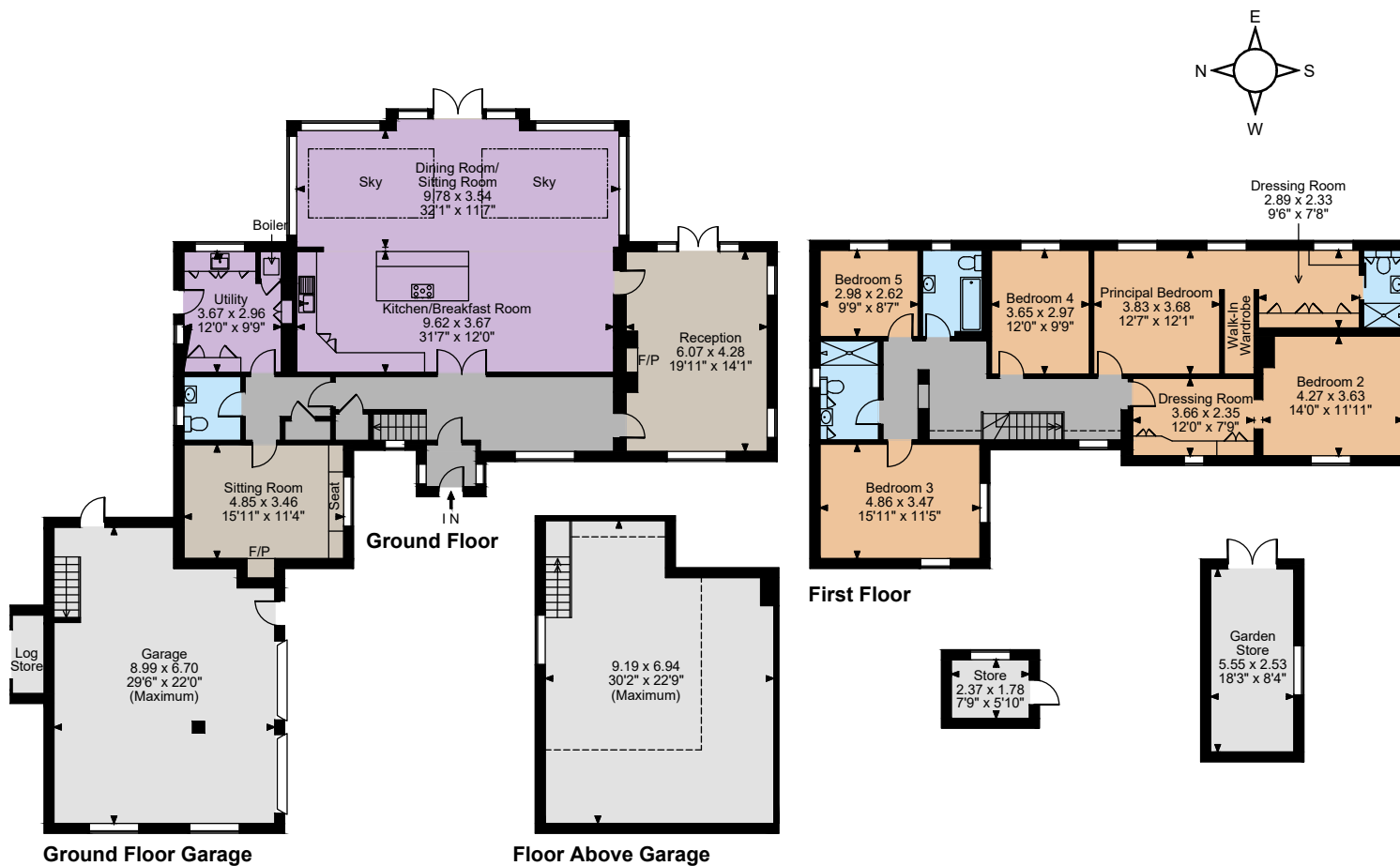
- Warnham Local Nature Reserve
- Rookwood Golf Centre
- Horsham Golf Driving Range
- The Downs Link

- Slinfold Golf & Country Club
- Leonardslee Lakes & Gardens
- Cottesmore Hotel Golf & Country Club

Nearby Schools

- Barns Green Primary School
- Slinfold CofE Primary School and Pre School
- Christ's Hospital
- Farlington School
- Pennthorpe





Floorplans

Main House internal area 3,037 sq ft (282 sq m)
 Garage Buildings internal area 896 sq ft (83 sq m)
 Store & Garden Store internal area 196 sq ft (18 sq m)
 Total internal area 4,129 sq ft (384 sq m)
 For identification purposes only.

Directions

RH13 0NZ

///What3words: handbag.donation.vowed - brings you to the driveway

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity, oil fired heating and private drainage which we understand is compliant to current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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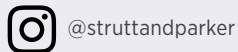
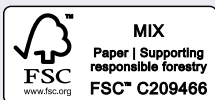
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