



Wheatcroft, Bashurst Hill, Itchingfield, Horsham

West Sussex

For the finer things in property.



Wheatcroft Bashurst Hill, Itchingfield, Horsham, West Sussex RH13 0NY

A highly attractive detached house with six bedrooms and a beautiful garden, in a sought-after setting

Christ's Hospital railway station 2.8 miles,
Horsham 4.5 miles, London Gatwick Airport
17 miles, Guildford 20 miles, Brighton 25 miles,
Central London 42 miles

Lobby | Reception hallway | Drawing room
Dining/study | Family room | Kitchen/breakfast
room | Pantry | Cloakroom | Principal bedroom
with en suite bathroom | 5 Further bedrooms
1 en suite | Family bathroom | Games room
Double garage | Garden stores | Shed
Pool house | Swimming pool | Tennis court
Garden and grounds extending to 2.9 acres
EPC rating E

The property

Wheatcroft is an impressive detached home that provides six bedrooms and attractive accommodation, combining elegant modern styling with charming period details, including exposed timber beams and original fireplaces.

The ground floor has well-proportioned, comfortable reception rooms including the study/dining room at the front, and the dual aspect drawing room at the rear, with its brick-built fireplace and French doors opening onto the garden. There is also a family room, which adjoins the open-plan kitchen and breakfast room. This large social space has tiled flooring, a part vaulted ceiling with exposed timber beams and bi-fold doors opening onto the patio area. The kitchen itself has bespoke fitted units, a central island, integrated appliances and an Aga.

On the first floor there are five well-presented double bedrooms, two of which are en suite including the generous principal bedroom. Both en suite bathrooms have bathtubs and separate shower units, with the first floor also providing a family bathroom. On the second floor there is an additional double bedroom, which is ideal for use as a study or guest room.

Outside

The property is set in a picturesque and far-reaching garden which extends mostly to the west and welcomes plenty of sunlight throughout the day. At the front of the house, the gravel driveway provides parking and leads to the side of the property where there is further parking and the integral double garage. The driveway continues to a second entrance on to the lane. At the rear there is a paved terrace for alfresco dining, as well as beautiful rolling lawns, a meadow, dotted with various shrubs and an area of mature woodland. There is also a tennis court and a swimming pool with its own sun terrace and a pool house.

Location

The property is situated in the sought-after Parish of Itchingfield, within easy reach of Horsham. Itchingfield has a parish church and a farm shop, while nearby Slinfold has a popular village shop, church, public house and primary and pre-schools. Broadbridge Heath provides further local amenities, including supermarkets, a leisure centre and a primary school, with Horsham offering a more comprehensive range of facilities. These include John Lewis and Waitrose, Swan Walk shopping centre, The Carfax with its cobbled streets and a variety of restaurants, as well as a theatre, cinema, leisure centre and mainline railway service to London Victoria and London Bridge. There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25. The area offers several highly regarded schools, including Cottesmore, Pennthorpe, Farlington, Forest School, Tanbridge. Christ's Hospital, Cranleigh and Millais.













Floorplans
 Wheatcroft Bashurst Hill, Itchingfield, West Sussex
 Main House internal area 4,351 sq ft (404 sq m)
 Garage internal area 363 sq ft (34 sq m)
 Outbuilding internal area 472 sq ft (44 sq m)
 Total internal area 5,186 sq ft (482 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Directions

Leave Horsham to the west along the Guildford Road. Bypass Broadbridge Heath on the A264 and at the Newbridge roundabout take the first exit signposted Billingshurst. After approximately 1 mile bear left to join Bashurst Hill and you will find the entrance on the right after 0.5 miles.

General

Local Authority: Horsham District Council
 tel: 01403 215100
Services: Mains water, electricity and private drainage which may not be compliant to current regulations. Further information is being sought. Oil fired heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,850,000

Guildford

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