



Jefferies Farm, Coneyhurst Road, Coneyhurst
Billingshurst, West Sussex

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Jefferies Farm, Coneyhurst Road, Coneyhurst, Billingshurst, West Sussex RH14 9DG

A characterful detached family home, with extensive outbuildings including stables and grounds of 41 acres

Billingshurst Railway Station 2.2 miles (London Victoria 1hr and 12 mins), Horsham 8.4 miles, Guildford 20 miles, Gatwick 23 miles, Brighton 24 miles, Chichester 24 miles, Central London 49 miles

Reception hall | Reception room | Study
Conservatory | Kitchen/dining room | Utility
Cloakroom | 4 Bedrooms, 3 en suite | Family
bathroom | Attic | Garage/workshop with
kitchenette & cloakroom | Barn | Stables
Pole barn | Cart shed | Garden | 41 acres
EPC rating F

The property

Jefferies Farm offers an opportunity for a diverse purchase which comprises a charming, period property and a range of associated buildings providing equestrian facilities and a large brick-built garage/workshop currently in use as a car sales business.

With its feature fireplaces and exposed beams, the house combines vintage character and modern-day comfort with the ground floor offering two flexible-use reception rooms and a conservatory, along with a kitchen and adjoining dining room. Fitted with modern wood-fronted cabinetry, topped with stone work surfaces, the kitchen features a large range alcove with timber lintel and curved units and a Belfast sink, with ancillary space provided by an adjacent

utility room. On the first floor, the rooms comprise four bedrooms and a family bathroom, with three of the rooms having access to en suite facilities. There is eaves storage on offer, along with an attic level space which is reached via a stairway from the first level landing.

Outside

A sheltered paved courtyard setting just outside the house offers opportunities for outdoor dining and relaxation and an area to adorn with potted plant displays for floral scent and colour. There are areas of lawn interspersed with shrubs and specimen trees and a timber bridge offers a feature crossing over a large pond where marginal and aquatic planting create a magnet for insects and birds. The stable block and adjoining tack rooms and storage are situated just across from the garden keeping any animals on site within sight and easy reach of the house and there is a paddock area offering a field for exercising horses. Just beyond are the additional outbuildings with hardstanding for parking, along with a pole barn and cart shed which offer covered storage for equipment and machinery.

Location

The property is in the hamlet of Coneyhurst, which lies to the south of Billingshurst, where amenities include shopping, a medical centre, butcher, cafes, pubs and restaurant. The village also offers a leisure centre with gym and swimming pool, along with a mainline station with regular services to London Victoria and the south coast. The market town of Horsham is within easy reach and provides a comprehensive range of facilities including John Lewis Home and Waitrose, Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavilions Leisure Centre. There are excellent road connections via the A272 and A24 to access Guildford, Brighton, Gatwick Airport and the M25 Motorway Network. Well-regarded schooling in the vicinity includes Farlington, Dorset House, Christ's Hospital, The Weald, Pennthorpe and Seaford College.













Floorplans

Jefferies Farm, Coneyhurst Road, Coneyhurst
 Main House internal area 2,487 sq ft (231 sq m)
 Garage/Workshop internal area 2,192 sq ft (204 sq m)
 Cart Shed internal area 351 sq ft (33 sq m)
 Barn & Stables internal area 2,616 sq ft (243 sq m)
 Pole Barn internal area 3,317 sq ft (308 sq m)
 Total internal area 10,963 sq ft (1,018 sq m)



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

☐☐☐ Denotes restricted head height

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Directions

From A24, exit onto the A272 signposted to Billingshurst and Petersfield continue for approximately 4.4 miles. Continue through Coneyhurst and the driveway to Jefferies Farm is clearly marked on the left.

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity, private drainage (full details to be provided on request) and oil heating .

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £2,000,000

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