



Minstrels Wood, Okehurst Lane, Billingshurst
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

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Minstrels Wood

Okehurst Lane, Billingshurst, West Sussex RH14 9HR

A fine, Grade II Listed country residence with extensive accommodation and outbuildings including stables with self-contained apartment

Billingshurst Railway Station 1.9 miles, Horsham 7 miles, Guildford 17 miles, Gatwick 17.2 miles, Brighton 26.8 miles, Chichester 23.8

Entrance porch | Reception hall | Reception room | Snug | Dining room | Kitchen diner Dining room | Utility | Cloakroom | Office Wine store | Principal bedroom with en suite bathroom & sitting room | 5 Further bedrooms Family bathroom | Shower room | Garaging Games room | Gym | Stables with flat above Tack room | Store rooms | Wood store
5.18 acres. EPC Rating TBC

The property

A splendid timber-framed with painted brick infilling, family home which is believed to date to C17, with sympathetic renovations and enhancements having been carried out over the prevailing years. A wealth of period characteristics are showcased within the property, including exposed timbers, feature fireplaces, original brick and stonework, all of which blend perfectly with the contemporary styling to suit a modern lifestyle. On the ground floor, elegant reception areas are complemented by the mellow tones of wood flooring and comprise a sitting room, formal dining room and a snug, along with an office. The open ambience of the dining area and adjoining kitchen creates a relaxing sociable setting with the rustic terracotta tiles extending through to the adjacent utility room. Fitted with wood-fronted cabinetry, topped with stone work surfaces,

the kitchen also features an island unit and a breakfast bar which forms a subtle divide to the dining area and is the heart of the home. On the first floor, a luxurious principal bedroom has a part-vaulted ceiling with stunning open timber framework and aperture to an adjoining sitting room, along with steps down into a stylishly designed en suite bathroom. There are five further bedrooms on the upper level, along with a well-appointed family bathroom and a smart shower room. Supplemental accommodation is provided on the first floor above the garage and workshop and offers a bedroom/sitting room, with kitchen and bathroom; whilst a further outbuilding offers the ideal leisure environment with a games room, kitchen and cloakroom, along with an adjacent gym with sauna.

Outside

Neatly clipped low level evergreen hedging borders the gravelled driveway, which provides extensive parking and leads to the front of the house and to the outbuildings. The beautifully designed and maintained gardens include a parterre, flower beds of architectural symmetry, an expansive paved terrace with low brick wall enclosure and a second terrace with ornamental feature. Beyond the immediate garden, the grounds are laid to swathes of lawn interspersed with specimen and mature trees, with post-and-rail fencing allowing views out across fields and paddocks. For equestrian enthusiasts, the property also provides three stable units and a tack-room with kitchenette and cloakroom plus a flood lit 20m x 40m ménage.

Location

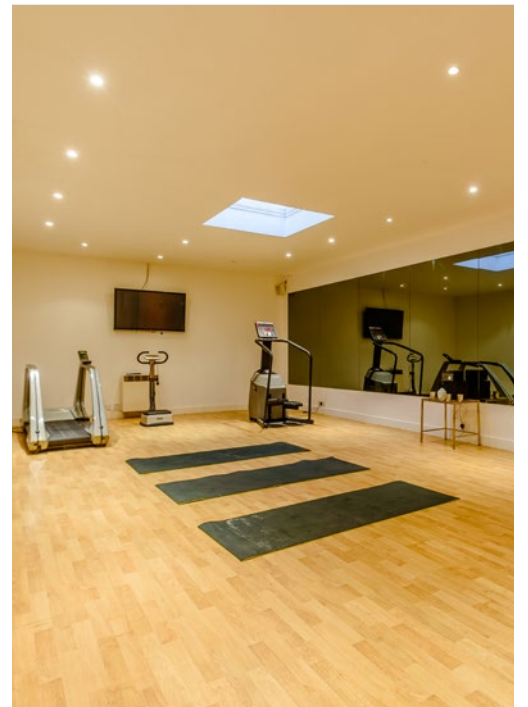
Minstrels Wood is situated in a picturesque, rural setting to the north of Billingshurst, where amenities include shopping, a medical centre, butcher, cafes, pubs and restaurant. The village also offers a leisure centre with gym and swimming pool along with a mainline station with regular services to London Victoria (1 hour and 12 minutes) and the south coast.







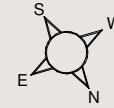






Floorplans

Minstrels Wood Okehurst Lane, Billingshurst
 Main House internal area 6,381 sq ft (593 sq m)
 Garages & Office Space internal area 1,185 sq ft (110 sq m)
 Barn & Wood Logs internal area 595 sq ft (55 sq m)
 Annexe internal area 1,341 sq ft (125 sq m)
 Workshop internal area 233 sq ft (22 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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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. The area is well served with excellent schools, which include Farlington, Dorset House, Christ's Hospital, The Weald, Pennthorpe and Seaford College.

Directions

From the A272 Billingshurst, at the roundabout take the exit to join A29/Stane Street. Follow the road for approximately 0.6 mile and take the left turn onto Okehurst Lane. Continue for a short distance where the entrance to the property will be found on the left-hand side.

General

Local Authority: Horsham District Council

Tel: 01403 215100

Services: Mains water, electricity, LPG gas boiler and cooker. Private drainage - Klargester.

Council Tax: The property is in tax band H

Tenure: Freehold

Guide Price: £2,600,000

Horsham

01403 246790

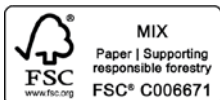
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