



Rumbolds Barn, Plaistow, Billingshurst, West Sussex

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Rumbolds Barn

Plaistow, Billingshurst, West Sussex

RH14 0PY

A delightful Grade II listed barn conversion in a desirable village setting

Billingshurst 7.2 miles, Haslemere town centre 7.4 miles, Milford mainline station 7.6 miles (55 minutes to London Waterloo), M23 (Jct 11) 19.5 miles, Gatwick Airport 27 miles, Central London 45 miles

Reception hall | Sitting room | Dining room
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with en suite shower room
2 Further bedrooms | Study/bedroom 4 | Family bathroom | Garage | Garden | EPC rating E

The property

Rumbold Barn is a characterful and charming, Grade II listed barn conversion featuring traditional weatherboarded elevations outside, while inside there are exposed timber beams and elegant, understated accommodation including wooden flooring and internal doors, and neutral décor.

The ground floor has a well-proportioned dual aspect sitting room, including floor-to-ceiling windows, which welcome in plenty of natural light. There is also a formal dining room, while at the rear, the 27ft kitchen and breakfast room provides space in which to dine, relax and entertain; with flagstone flooring, bespoke wooden kitchen units to base and wall level, plus integrated appliances. The adjoining utility room provides further space for storage and appliances.

The ground floor study has built in shelving but could easily be used as a fourth bedroom; the ground floor cloakroom having potential to add a shower. On the first floor there are a

further three well-presented bedrooms. These include the generous principal bedroom with its extensive built-in storage and en suite shower room. The first floor also has a family bathroom and there is a very useful walk-in airing cupboard.

Outside

Accessed via a five-bar wooden gate, the property has a driveway leading to a gravel courtyard with plenty of parking space and access to a detached garage. The mature garden includes terraced areas, ideal for outside entertaining, and is mainly laid to lawn with various shrubs, hedgerows and mature trees. There is also an ornamental pond.

Location

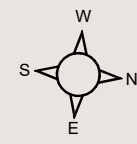
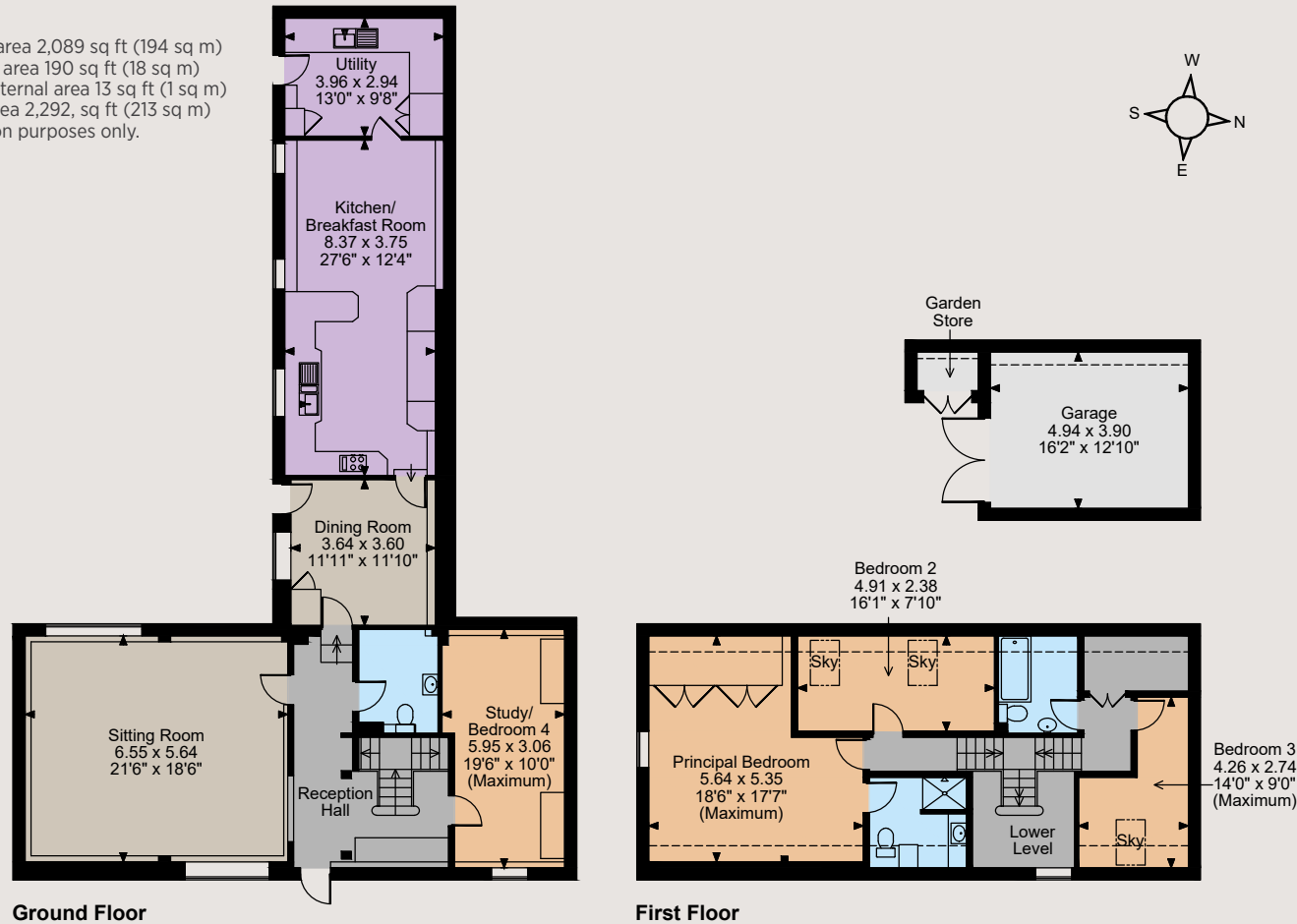
The property is located in the picturesque village of Plaistow, with its pretty church and quaint houses. Plaistow has a village store, a pre-school and primary school. Further everyday amenities can be found in nearby Billingshurst, including a post office and doctor's surgery. Larger stores, including supermarkets, are accessible in Haslemere. Mainline train services into London are available from Witley (55 minutes to London Waterloo). The stunning South Downs National Park is nearby, with its superb walking, cycling and riding routes, while there are also excellent golf courses in the local area.

The general area has a good selection of schools, including Plaistow and Kirdford Primary School, King Edward's, St. Ives, Pennthorpe, Barrow Hills, The Royal School, St. Edmund's, Cranleigh, Charterhouse and Aldro in Shackleford.





Floorplans
 House internal area 2,089 sq ft (194 sq m)
 Garage internal area 190 sq ft (18 sq m)
 Garden Store internal area 13 sq ft (1 sq m)
 Total internal area 2,292, sq ft (213 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

From Haslemere town centre head south-east on Petworth Road (B2131) and continue straight ahead for 3 miles. At the T-junction, turn right onto Cripplecrutch Hill (A283), then turn left following signs to Plaistow. Continue for 2.5 miles and at the T-junction, turn right onto Dunsfold Road. Turn right onto Rumbolds Lane and after 100 yards, you will find the entrance on the right.

General

Local Authority: Chichester District Council
Services: Mains water, electricity and drainage. Calor gas central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £975,000

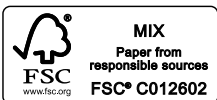
Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD
01428 661077
 haslemere@struttandparker.com
 struttandparker.com



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