



Old House Farm, Roundstreet Common
Wisborough Green, Billingshurst, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

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Old House Farm Roundstreet Common, Wisborough Green, Billingshurst, West Sussex RH14 0AL

A fine country house with equestrian facilities, pool, tennis court and separate cottage, set in 23 acres

Billingshurst 3.6 miles, Billingshurst mainline station 4.1 miles, Horsham town centre 10.8 miles, Guildford 15.0 miles, M23 (Jct 11) 18.0 miles, Gatwick Airport 25 miles

Reception hall | Drawing room | Sitting room
Study | Kitchen/dining room | Study area
Pantry | Utility | Boot room | Cellar | Cloakroom
Principal bedroom with 2 dressing rooms & en suite bathroom | 4 Further bedrooms, 1 en suite 2 Bathrooms | Cottage with sitting room, kitchen, 1 bedroom, dressing room & shower room | Studio | 3 loose boxes | Hay barn
Menage | 2 Garden stores | Garage | Carport
Pool house | Swimming pool | Gardens | Tennis court | EPC rating TBC

The property

Old House Farm is an impressive detached home with separate cottage and equestrian facilities. Set in a peaceful rural position, the property features beautifully appointed accommodation with high-quality fittings, while outside there are stables, a menage and well maintained paddocks.

The heart of the home is the 37ft kitchen and dining room with its French doors opening onto the covered patio area. The kitchen itself has farmhouse-style units, a central island with a breakfast bar and an Aga. Further storage and space for appliances is available in the pantry, utility, boot room and cellar. Additional ground-floor living space includes the sitting room with bi-fold doors opening onto the gardens, as well as the comfortable family room and the private

study.

Upstairs there are five well-presented double bedrooms, including the luxury principal bedroom with its two dressing rooms and large en suite bathroom. One further bedroom is en suite, with double doors opening onto a sunny west-facing balcony. The first floor also has two family bathrooms.

Additionally, the house benefits from a separate cottage providing useful further accommodation for guests or family members. It includes a sitting room, a well-equipped kitchen, one bedroom with a dressing room, plus a shower room.

Outside

The house is set on a generous plot which includes several outbuildings and beautifully landscaped gardens. The long driveway leads to the house and provides parking at the side, as well as access to the outbuildings, including the detached garage, the carport and garden store. There is also access to the stable block, which has three stables a tack room and a store. Additional outbuildings include the hay barn, a studio with a shower room and a pool house with a pump room and changing facilities. The gardens feature a patio area which has a partially covered sitting area, as well as far-reaching lawns, a heated swimming pool with its own sun terrace, and a hard tennis court. Beyond the gardens there are fenced, level paddocks and a menage. For the equestrian there are rides through the woodland to the perimeter of the property and direct access to bridledways.

Location

The property lies in a rural but convenient position between the villages of Loxwood and Wisborough Green. Loxwood has a village butcher, a medical practice and a primary school, while Wisborough Green has a post office, a village hall, two local pubs and a primary school. Both villages are a five minute drive from the house.













Floorplans

Old House Farm, Roundstreet Common, Wisborough Green, West Sussex
Main House internal area 3,526 sq ft (328 sq m)
Garage & Carport internal area 631 sq ft (59 sq m)
Outbuildings internal area 931 sq ft (86 sq m)
Cottage internal area 675 sq ft (63 sq m)
Studio & Stables internal area 899 sq ft (84 sq m)
Balcony external area = 144 sq ft (13 sq m)



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

Nearby, Billingshurst has plenty of local amenities, including small supermarkets, a post office, library, pharmacy and several pubs, restaurants and cafés. There is also a leisure centre, a primary school and the outstanding rated secondary, The Weald School. Billingshurst mainline station is four miles from the property, offering direct services to London Victoria in one hour 10 minutes, while the M23 and A3 are also within easy reach.

Directions

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General

Local Authority:Chichester District Council
Tel: 01243 785166

Services: Mains gas, water and electricity.
Private drainage which may not be compliant to current regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,750,000

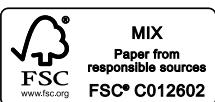
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