



Charming character house set in idyllic gardens

Willow Cottage, Bashurst Hill, Itchingfield, West Sussex, RH13 0NY

Freehold



5 bedrooms • Sitting room • Kitchen/Dining Room • Family room • Utility • Cloakroom • En suite shower room • Bathroom • Garage • Detached home office • Lawned gardens with stream and orchard

Description

Willow Cottage is a charming and beautifully presented detached house dating from approximately 1930. The property was extended 5 years ago to create a wonderful family home offering well proportioned and balanced accommodation.

The ground floor is approached via a spacious, double height hallway, providing much natural light, which leads onto a delightful sitting room with ceiling timbers and open fireplace. A further reception room is used as a family room with a bay window and double doors on to the garden. Of particular note, the large eat-in kitchen is a lovely light room, situated to the rear of the property with bi-fold doors opening on to the garden. On the first floor are five bedrooms. The principal bedroom benefits from an en suite shower room and two walk in wardrobes. There is also a large family bathroom.

Externally, timber gates open from the lane with driveway parking and a timber and tiled garage.

Willow Cottage is in the centre of its gardens which amount to approximately 0.75 of an acre. The gardens comprise of well stocked beds and wide lawns, bounded by established trees and mature hedges. A stream passes through the front garden and

mature orchard, which visitors pass over when accessing the property courtesy of a charming bridge. The rear garden has a sandstone terrace and lawn leading to a versatile timber outbuilding, which is currently used as a detached home office and workshop.

Location

The property is situated in a semi-rural lightly wooded setting on the edge of the small village of Itchingfield. It is well positioned for access to the very popular market town of Horsham which is within five miles offering comprehensive shopping facilities, restaurants, cinemas and leisure centre. The town has a mainline railway station serving London and Gatwick airport is within 19 miles.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

N.B. the property shares the driveway with the property to the rear.





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Approximate Area 227.1 sq m / 2444 sq ft

Outbuilding 47.5 sq m / 511 sq ft

Total 274.6 sq m / 2955 sq ft

Including Limited Use Area (1.1 sq m / 12 sq ft)



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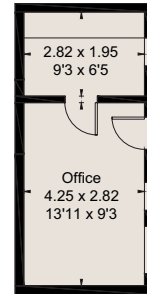
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Kristin Gjetnes

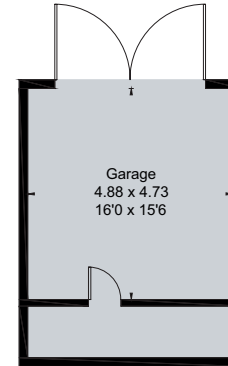
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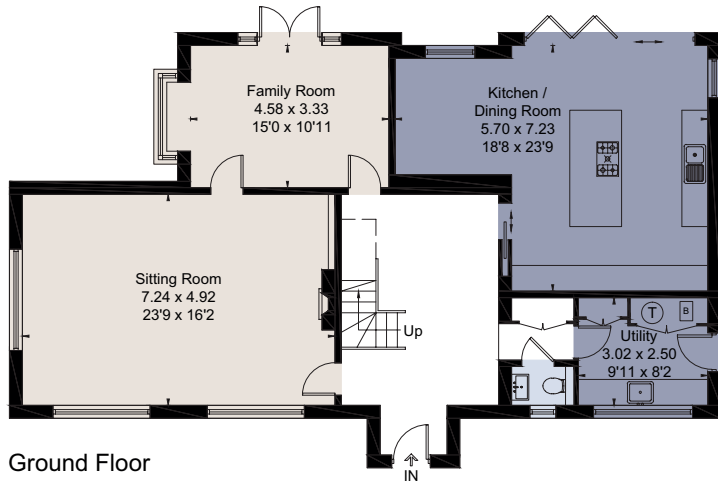
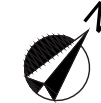
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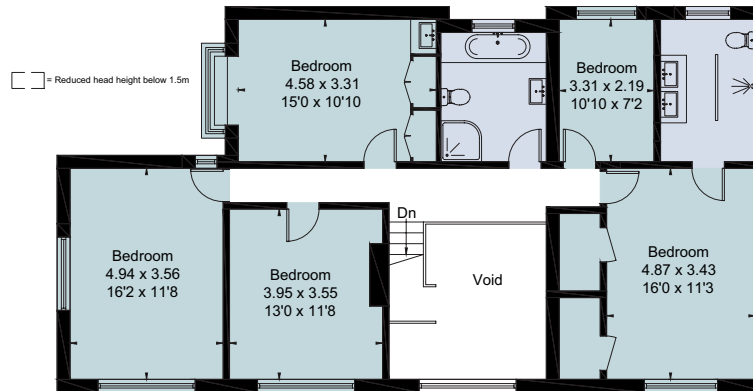
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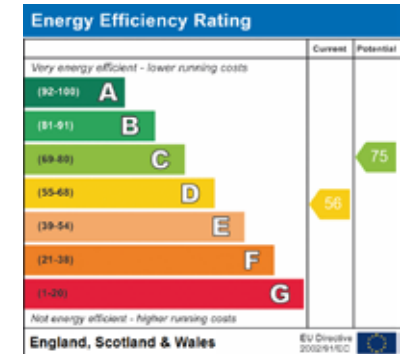


Ground Floor



First Floor

☐ = Reduced head height below 1.5m



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