



1, The Cedars | Billingshurst | West Sussex | RH14 9ES

 **FOWLERS**
ESTATE AGENTS



1, The Cedars

Billingshurst | West Sussex | RH14 9ES

£825,000.

Situated in a tucked away location along a private lane. The property is located towards the very end of the lane and offers fabulous family accommodation with a wonderful, landscaped garden and double garage. The property has a magnificent kitchen/family room/dining room at its heart with multi-fold opening doors leading out onto the terrace. The ground floor also has a large drawing room with Inglenook fireplace, study, cloakroom, and there is also access to a utility room. The first floor landing gives access to four bedrooms with the main bedroom having a dressing room and full en-suite. All the bedrooms are double rooms and three having fitted wardrobes. There is also a family bathroom. To the outside, the drive provides plenty of parking and this leads to the double garage with a workshop area to its rear and the magnificent garden has been extensively landscaped with hard and soft landscaping and has a particularly secluded outlook with a westerly aspect.

Pillared Entrance Canopy

Front door with bottle glass insert, leading to:

Hall

Turning staircase to first floor with ornate balustrade, tiled floor with underfloor heating.

Cloakroom

Fully tiled walls and a tiled floor, suite comprising: concealed cistern w.c., wash hand basin with storage under, mixer tap and mirror over incorporating an electric light, display shelving, heated towel rail, double glazed window.

Drawing Room

Runs the full length of the property and has a double aspect with double glazed French doors leading to the garden, centrepiece Inglenook style fireplace with solid wood bressummer and inset wood burner, two radiators, double glazed windows.

Study

Double glazed window, radiator.

Magnificent Kitchen/Family Room/Dining Room

A centrepiece of the property with multi-opening double glazed doors with fitted blinds leading onto a large terrace and garden. The kitchen comprises: marble worksurface with inset integrated ceramic hob incorporating extractor, one and a half bowl sink with drainer to side and 'Quooker' mixer tap providing instant hot water and filtered water, base cupboards and drawers under. At one end of this worksurface is a breakfast seating area with plenty of space for seats, full height range of units to one wall incorporating three matching 'AEG' ovens, one incorporating microwave and a matching 'AEG' coffee maker, integrated tall fridge and separate freezer, retractable larder unit, further eye-level storage.

Family Area

Located to one side of the kitchen is a clearly defined family area with plenty of space for relaxing in a sofa with fitted units incorporating space for TV and display shelving.

Dining Room

Plenty of space for a large dining table. Triple aspect with double glazed windows, storage units incorporating marble worksurface,

matching cupboard concealing gas fired boiler with display unit to side.

Covered Walkway

Which gives access to a garage and utility room.

Utility Room

Situated to the side of the garage and access via the covered walkway with a double glazed window, worksurface with inset wash hand basin and space and plumbing below for washing machine and tumble dryer, radiator.

Landing

Access to roof space, radiator, airing cupboard housing lagged hot water tank, cupboard over the stairs.

Main Bedroom Suite

Large bedroom area with outlook over rear garden, radiator, large opening to:

Dressing Area

With two sets of fitted double wardrobes, space for dressing table, double glazed window, door to:

En-suite Bathroom

Fully tiled walls and a full suite comprising: panelled bath with twin hand grips and hand held shower attachment, large tiled shower cubicle with mixer shower, pedestal wash hand basin, w.c., tiled floor, heated towel rail, double glazed window.

Bedroom Two

Aspect to rear with outlook over garden, fitted double wardrobes, radiator.

Bedroom Three

Aspect to rear, double glazed window, radiator.

Bedroom Four

Aspect to front, double glazed window, radiator, fitted double wardrobes.

Family Bathroom

Part tiled walls and a white suite comprising: panelled bath with mixer tap, hand held shower attachment, mixer shower over and fitted glazed shower screen, pedestal wash hand basin, w.c., heated towel rail, tiled floor, double glazed window.

Outside

The property is approached via a drive providing off the road parking for several vehicles and this in turn leads to:

Double Garage

Of brick construction with a pitched and tiled roof, twin up and over doors, power and light. At the rear of the garage is a separate workshop area with a double glazed window and a door leading to the walkway.

Front Garden

Adjacent the property and to the far side of the drive are several well stocked flower beds.

Landscaped Garden

The good sized rear garden has recently been the subject of a full and extensive makeover with hard and soft landscaping and comprising: Full width patio with large flagstone style tiles adjacent the property which leads to an area of lawn with a stepping stone path at the centre and flower and shrub borders to the edge. At this point there are four steps that lead down to an area of hard landscaping that consists of a tiered white shingle seating/planting area with a rendered retaining wall and raised flower beds to the edge. To one side of this area is a further shingled area that has vegetable planting at its heart with three raised beds and a fine aluminium and cedar constructed greenhouse. The landscaping to the garden is completed by the perimeter fencing with a combination of close boarded timber garden fencing and modern trellis style fencing. Several young trees have been interspersed to enhance the outlook and privacy to this wonderful garden. The backdrop is a small area of open ground with a wooded Copse beyond that enhances the whole garden's peace and solitude.

EPC RATING= D
COUNCIL TAX= Band G





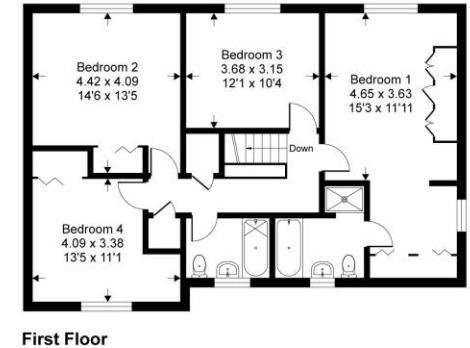
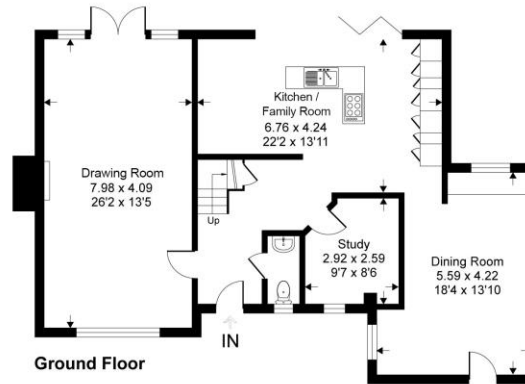
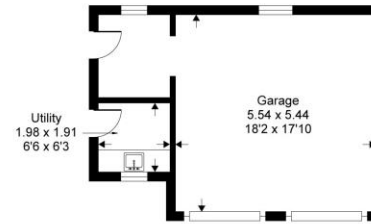
The Cedars, RH14

Approximate Gross Internal Area = 189 sq m / 2039 sq ft

Approximate Garage Internal Area = 30 sq m / 324 sq ft

Approximate Outbuilding Internal Area = 8 sq m / 93 sq ft

Approximate Total Internal Area = 227 sq m / 2456 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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