



1, Hilland Farm Cottages | Hilland Road | Billingshurst | RH14 9HN





1 Hilland Farm Cottages

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£695,000 GUIDE PRICE

A good sized four bedroom family property with spacious accommodation including a good sized living room with double doors leading to patio and garden, a magnificent kitchen/family room with extensive fitted kitchen. The ground floor also has a utility room/cloakroom and a large rear lobby. On the first floor there are four good sized bedrooms and a modern fitted bathroom. The property benefits from double glazed windows and oil fired central heating. To the outside, there is a detached annexe that, whilst it needs completing, is a tremendous asset. Good sized gardens are found to three sides. There is a large, detached garage and at the approach to the grounds there is a small paddock area with post and rail fencing.

Pillared Entrance Canopy

Tiled roof, part double glazed front door leading to:

Hall

Turning staircase to first floor with double glazed window to side and understairs recess, radiator, door to:

Additional Hall

Deep recess with double glazed window, radiator, door leading to:

Rear Porch

Double glazed window, part double glazed door leading to outside.

Cloakroom/Utility

Space and plumbing for washing machine with tumble dryer space over, wash hand basin with mixer tap and storage under, close coupled w.c., radiator, double glazed window.

Living Room

A good sized room with a centrepiece brick fireplace with fitted wood burner and matching brick hearth, radiator, double glazed sliding patio doors to patio and garden, archway to:

Kitchen/Dining Room (also approached via Hall)

This large kitchen/family area is beautifully fitted with an extensively fitted kitchen having a range of modern colour fronted base and wall units and contrasting granite effect worksurfaces. In more detail the kitchen has a worksurface with inset granite style sink unit with mixer tap having base cupboards and drawers beneath, further worksurface with inset induction ceramic hob with integrated oven under, further

matching worksurface with base cupboards and drawers beneath also incorporating a small breakfast bar, tall shelved larder unit with further storage to side, range of matching eye-level units incorporating fitted microwave, integrated fridge/freezer. A clearly defined dining area with a radiator and double glazed window.

Landing

Double glazed window, radiator, access to roof space via pull down ladder, airing cupboard housing hot water tank.

Main Bedroom

Range of fitted bedroom furniture running the full width of the room with hanging rails, shelves and LED downlighters, radiator, double glazed window.

Bedroom Two

Radiator, double glazed window.

Bedroom Three

Radiator, double glazed window, fitted double wardrobe.

Bedroom Four

Radiator, double glazed window, fitted dressing table with single wardrobe to the side and storage over.

Bathroom

White suite comprising: panelled bath with mixer tap and shower attachment, large shower cubicle with frameless screen and mixer shower, vanity unit with inset wash hand basin with mixer tap and storage under, concealed cistern w.c., radiator, double glazed window, extractor fan,

recessed spot lights.

Annexe

Situated at the approach of the property and is an unfinished project. The annexe is dry lined, insulation added, and the majority has been plastered. Partition walls are installed, and the finished annexe will consist of a living room with kitchen area, shower room and bedroom. Double glazed windows are also installed.

Garage

Detached and of timber construction with an up and over garage door and there is a drive providing off the road parking for several vehicles to the front.

Grounds

The approach to the property is via a sweeping drive that continues past the garage and annexe. There is also a small paddock with post and rail fencing.

Gardens

The property is situated towards the middle of a good sized plot with large areas of lawn encompassing three sides. A concrete path runs along the side of the cottage and leads towards a large patio adjacent the living room with retractable sun awning. The garden is enclosed by a combination of hedging, close boarded timber garden fencing and to one corner is a timber garden store.

EPC RATING= D COUNCIL TAX= D.

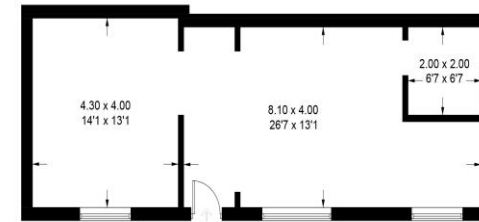
The title of this home used to have an agricultural restriction which was remedied in 2017 by the granting of a Certificate of Lawful Use.



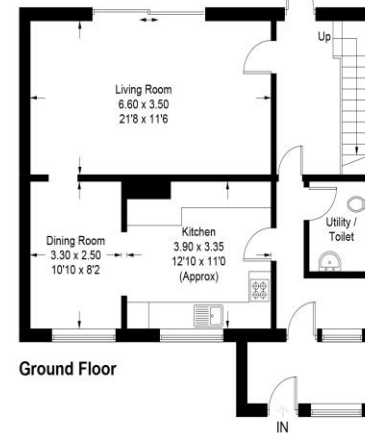


1 Hilland Farm Cottage

Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft
 Annexe = 51.3 sq m / 552 sq ft
 Total = 188.7 sq m / 2031 sq ft



Annexe
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980278)



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Managing Director:
 Marcel Hoad

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