



44, Butts Meadow | Wisborough Green | West Sussex | RH14 0BU

 **FOWLERS**
ESTATE AGENTS



44, Butts Meadow

Wisborough Green | West Sussex | RH14 0BU

£425,000

Nestled in the picturesque village of Wisborough Green, this pleasant semi-detached family home offers the perfect blend of comfort, space, and village charm, just a short stroll from local amenities. Inside, the property features a spacious living room bathed in natural light through a picture window. The generous kitchen flows seamlessly through an archway into the dining room, creating an ideal space for family meals and entertaining. A convenient cloakroom and a substantial conservatory, overlooking the beautifully established rear garden, complete the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the private garden is a true highlight, boasting mature planting, a charming pergola, a garden shed/outbuilding, and useful side access. To the front, there is off-road parking. This is a wonderful opportunity to enjoy village life in a welcoming home with versatile living spaces and a convenient location.



Entrance Hall

With doors off to the cloakroom and kitchen and staircase to the first floor.

Kitchen

This generously sized room is extensively fitted and comprising: worksurface with sink and drainer unit with mixer tap having base cupboards and drawers under, space for a dishwasher, washing machine and American style fridge/freezer. Further worksurface with base cupboards and drawers beneath and range of matching eye-level units incorporating display plate rack, there is an integrated microwave, double oven, four ring electric hob with extractor above. There is a large window and a back door leading out to the garden. Opening leading to:

Dining Room

Located in the heart of the house there is a solid fuel Rayburn providing heat and hot water, from this room there is access to the conservatory and the lounge.

Lounge

LPG gas fireplace, large double glazed window overlooking the front of the property.

Conservatory

Large versatile room overlooking the mature rear garden.

Cloakroom

Double glazed window with large shelf, w.c. and sink.

Landing

Access to part boarded roof space.

Bedroom One

Aspect to the front with lovely views across the village and beyond, recessed open fronted cupboard.

Bedroom Two

Outlook over garden, built in cupboard.

Bedroom Three

Good size third bedroom currently used as an office and has a fitted cupboard.

Bathroom

Bath with shower over, glass shower screen, sink with mixer tap, w.c. and electric towel rail.

Outside: -

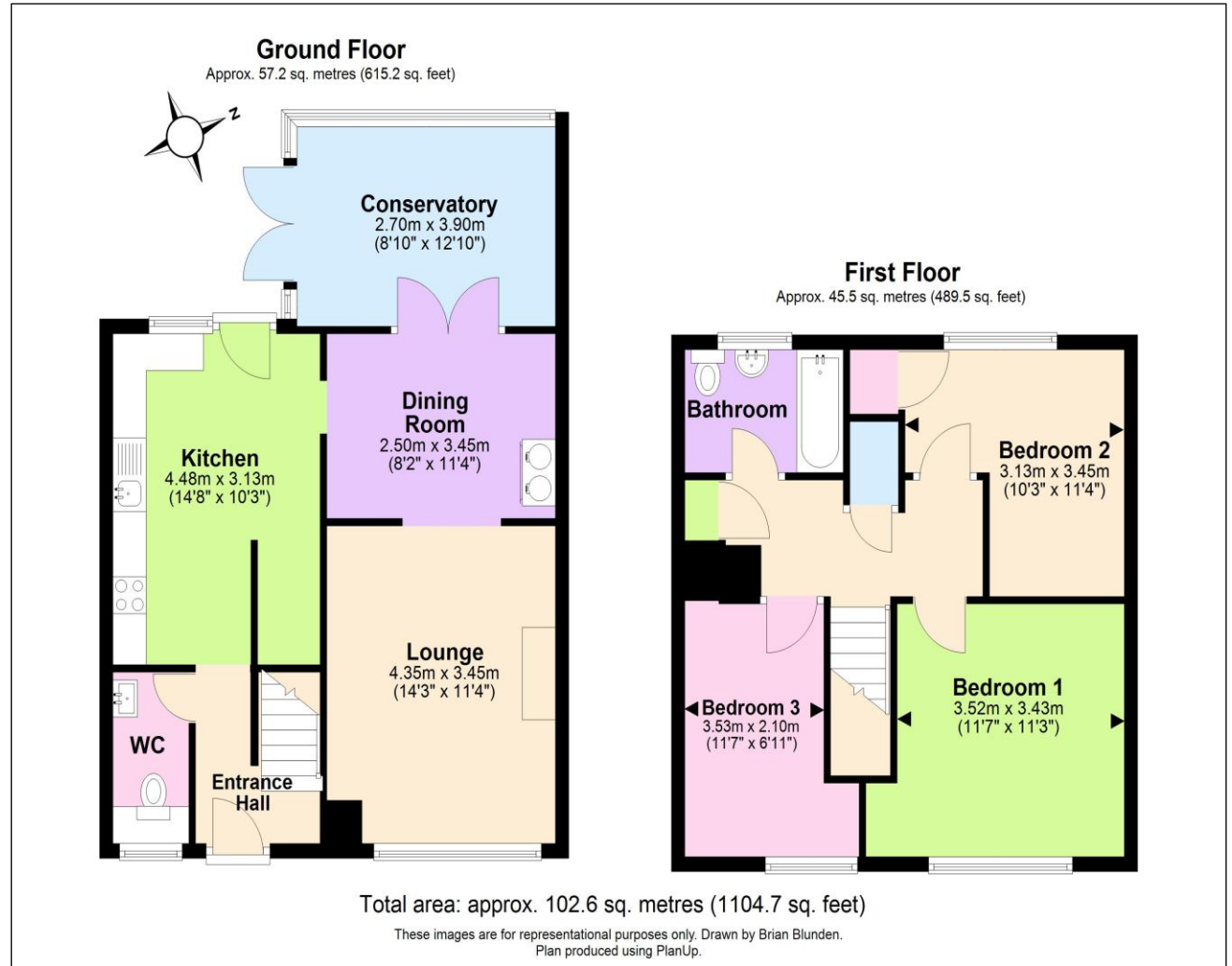
Front Garden

To the front of the property, you'll find a spacious hard standing area offering convenient off-road parking for at least two vehicles. Access to the front door is easy and versatile, with both a set of steps and a gently sloping ramp ideal for pushchairs, wheelchairs, or simply bringing in the shopping. A secure side gate leads to the rear of the home, and there's also a handy external storage cupboard.

Rear Garden

With access from the kitchen, conservatory and side access, there is a lovely mature rear garden comprising of a patio, shed, mature shrubs, a raised patio area covered by a pergola entwined with vines providing respite from the heat of the summer sun.

EPC RATING = E
COUNCIL TAX BAND = D



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.