



3, Birch Drive | Billingshurst | West Sussex | RH14 9RH





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£625,000

Situated in a sought after location just off Silver Lane is this extended detached house with a large garden. The location is renowned for its excellent access to the village High Street, well regarded schools, leisure centre with the railway station just beyond. The extended accommodation now gives a generous reception hall, living room running the full length of the property with wood burner and double doors opening out onto the garden. The kitchen/dining room is extensively fitted including granite worksurfaces. The ground floor accommodation also includes a study, cloakroom, and utility/store room. The first floor landing gives access to the three double bedrooms with the second bedroom having its own en-suite bathroom and there is an additional shower room. The drive to the front of the property provides plenty of parking and this leads to the double garage. The large rear garden has a secluded outlook and has extensive landscaping.



Entrance

Replacement front door with matching window to side, leading to:

Reception Hall

This generous sized hall has a skylight window, wood laminate floor, staircase to first floor with two cupboards beneath, port hole window.

Cloakroom

Part tiled walls, suite comprising: w.c., wash hand basin with mixer tap and cupboard under and mirror over, double glazed window.

Living Room

A generous sized room running the full length of the property and having a triple aspect with a large double glazed picture window to the front and to the rear there are double glazed double opening doors leading to the garden. Recessed wood burner with raised granite hearth, radiator.

Kitchen/Dining Room

Approached via the living room and from the reception hall. Extensively fitted with a range of wall and base units and granite work tops and comprising: work top with inset stainless steel sink unit with mixer tap having base cupboard under, integrated dishwasher, further cupboards and space for domestic appliance to side, cooker unit with double oven with storage above and below, further shaped granite work surface with inset electric hob with glass splash back and extractor hood over, further base cupboards, eye-level storage cupboards, space for dining table, radiator, tiled floor, double glazed window overlooking garden, spot lights, door to:

Study

A double aspect room with double glazed windows, radiator, door to:

Utility/Store Room

Work surface with inset sink unit with base cupboards under and space and plumbing for washing machine, further work surface with base cupboard beneath and double eye-level unit, sky light window, door to outside, door to garage.

Landing

Double glazed window with outlook to front, access to roof space via pull down ladder.

Bedroom One

Double aspect with double glazed windows and view over garden, fitted wardrobes to one wall, radiator.

Bedroom Two

Double aspect with double glazed windows, radiator, door to:

En-suite Bathroom

A spacious room with a suite comprising: panelled bath with mixer tap and mixer shower over (curtain and rail), pedestal wash hand basin with mixer tap and tiled splash back, w.c., tall storage cabinet incorporating mirror, tiled floor, chrome heated towel rail, double glazed window.

Bedroom Three

Large double glazed window, radiator.

Shower Room

Large glazed shower cubicle with mixer shower, pedestal wash hand basin with tiled splash back, w.c., linen cupboard also housing gas fired boiler, double glazed window, chrome heated towel rail, spot lights.

Garage and Drive

The property is approached via a brick paved drive providing parking for several vehicles and this in turn leads to:

Double Garage

The garage tapers slightly to one corner, is of brick construction and has power and light, twin up and over garage doors. There is a door at the rear giving access to the utility room.

Front Garden

The good sized front garden is almost entirely laid to lawn. There is side access leading to:

Rear Garden

The wonderful rear garden is a particular feature of the property with its landscaping and particularly secluded and green outlook which is hard to find for a property so centrally located in the village. The garden has a good sized patio adjacent the property leading to a substantial area of lawn with a meandering path passing a circular seating area, ornamental pond and numerous well stocked flower borders. Towards the rear boundary there is a further area of garden with a greenhouse and potting shed. There is an additional garden shed situated to the side of the house.

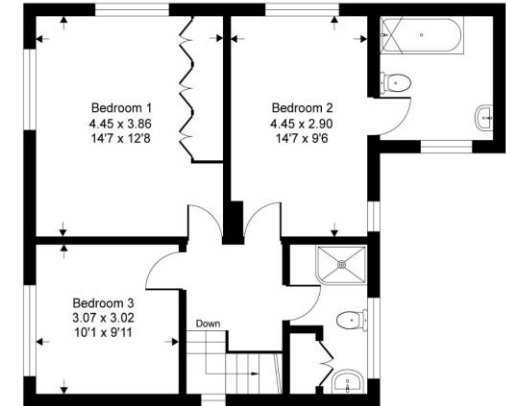
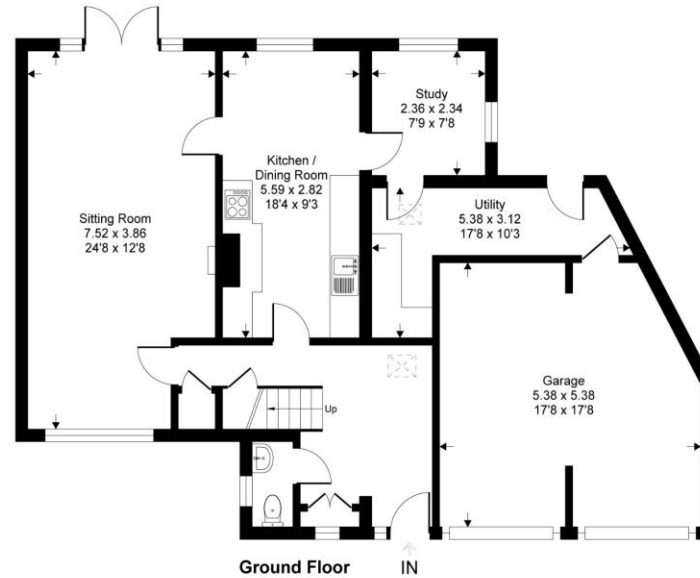
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Birch Drive, RH14

Approximate Gross Internal Area = 137 sq m / 1470 sq ft
 Approximate Garage Internal Area = 27 sq m / 290 sq ft
 Approximate Total Internal Area = 164 sq m / 1760 sq ft



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