



23, Carters Way | Wisborough Green | West Sussex | RH14 0BX





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£475,000

A detached family house situated in one of the most sought after villages renowned for its village green, 2 public houses and local store. As well as two reception rooms, the property has a possible four bedrooms, with the fourth bedroom being located on the ground floor which could also be used as a study. All bedrooms are of a good size and there is also a family bathroom. The ground floor accommodation has been extended which incorporates not only the dining room but a large kitchen which leads through to the utility. There is also a cloakroom on the ground floor. To the outside, the drive leads through to the integral garage and there is a pleasant garden with a good sized area of lawn and patio.

Hall

Staircase to first floor, radiator.

Cloakroom

WC, wash hand basin.

Living Room

Fire surround with inset wood burner and matching display plinth to either side, radiator, understairs cupboard, door to:

Large Inner Hall

Radiator, cupboard housing oil fired boiler, recessed cupboard, door to:

Bedroom Four/Study

Radiator.

Dining Room

Sliding patio door to outside, radiator, door through to:

Kitchen

Worksurface with inset sink unit having base cupboards and drawers under, space and plumbing for dishwasher and washing machine, further matching worksurfaces with base cupboards beneath, space for cooker and space for tumble dryer, range of eye-level cupboards, larder unit, door to:

Utility Room

Range of fitted cupboards, space for tall fridge/freezer

and additional domestic appliance, door to outside, radiator.

Landing

Airing cupboard housing lagged hot water tank, radiator.

Bedroom One

Fitted double wardrobe, outlook over surrounding countryside.

Bedroom Two

A bright room with a double aspect having large picture windows, radiator, double wardrobe.

Bedroom Three

Outlook over countryside, radiator, cupboard.

Bathroom

Panelled bath with mixer tap, electric mixer shower with curtain and rail, pedestal wash hand basin with mixer tap, w.c., part tiled walls, heated towel rail.

Outside

There is a private drive that leads to the front of the property with an additional parking space. There is a pillared covered area, and this leads to:

Garage

Up and over door, power and light.

Gardens

The property is situated on a corner plot and has most of the garden to the side with a good sized area of lawn, flower and shrub borders and an ornate brick retaining wall leading to a patio adjacent the dining room.

**EPC RATING= D.
COUNCIL TAX= E.**





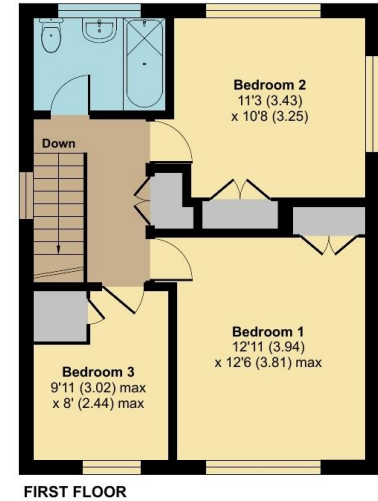
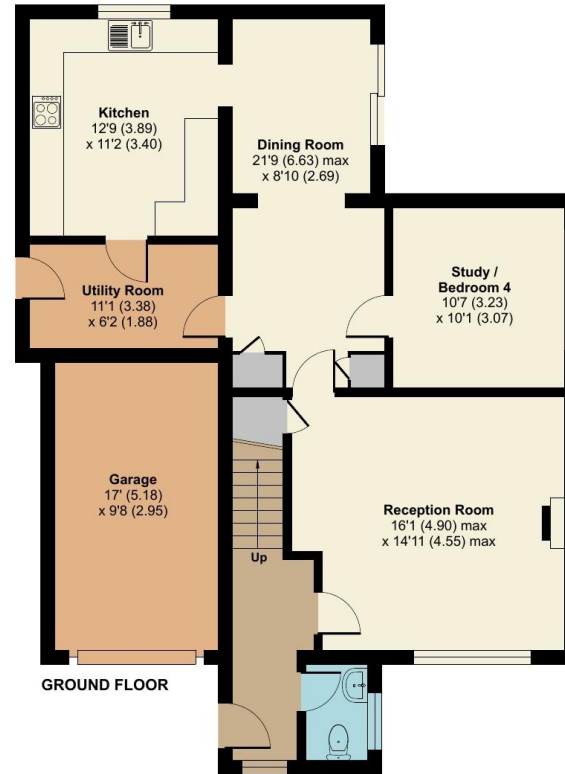
Carters Way, Wisborough Green, Billingshurst, RH14

Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fowlers Estate Agents. REF: 1232878



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