



Limetrees

Stane Street, Billingshurst, West Sussex, RH14 9AE

Batcheller
Monkhouse

Our Corner of England

LIMETREES

A partly refurbished smallholding with excellent access situated on the rural outskirts of Billingshurst with detached brick and tiled bungalow on approximately 3.30 acres (1.33 hectares) of land.

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloak/Shower Room
- 3 Bedrooms
- Bathroom

Outside

- Driveway
- Garage and Sheds
- Stabling
- Large Garden
- Pasture Paddock
- In all Approximately 3.30 Acres (1.33 Hectares)



DESCRIPTION

The property is approached via a new set of double gates leading to its own drive lined with lime trees and new fencing. The bungalow is set well back from the road and has brick elevations under a tiled roof with part tile hanging to the gables and double glazed UPVC windows. It has recently undergone refurbishment works with some decorative work to be finished (skirting boards, paint, flooring). The front door leads to:

- **Entrance Hall**
- **Sitting Room** a spacious 'L' shaped room with patio doors and a set of bifold doors overlooking the garden with a rural outlook beyond.
- **Kitchen/Breakfast Room** with large island, induction hob, ceiling extractor, integrated dishwasher, fridge/freezer, wall and base mounted units.
- **Utility Room** with built-in cupboard, work top with sink and base units.
- **Inner Hall** with built-in linen cupboard and loft hatch, leading to:
- **3 Bedrooms** all with built in/fitted wardrobes.
- **Bathroom**
- **Rear Hall** with door to outside and providing access to:
- **Shower Room** housing the oil fired boiler.

OUTSIDE

The driveway leads to ample parking area to the front of the bungalow and on the other three sides there is lawned garden with a rockery feature including ornamental fish pond and fountain. In addition there is a timber garden shed, domestic greenhouse, single garage and a 3 box stable on a concrete base. The land lies adjacent to the drive and mainly comprises an attractive pasture paddock.

AMENITIES

Local: Billingshurst village centre (1.2 miles) with a range of local shops, supermarket, public houses, restaurants, doctor surgery and library.

Towns and Cities: Horsham (6 miles), Haslemere (16 miles), Chichester (24 miles) and London (approximately 40 miles).

Transport: Billingshurst railway station with services to London Victoria and London Bridge. A29/A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Billingshurst Primary School and the popular Weald Secondary School, and a variety of private schools in the area.

Leisure: South Downs National Park for walking and riding, cross country schooling course at Coombelands Equestrian at Pulborough.





Horse racing at Goodwood and Fontwell, polo at Cowdray, golf at the West Sussex Course at Pulborough, Slinfold and other local courses, the Festival of Speed at Goodwood, and theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From Billingshurst proceed northwards on the A29 towards Horsham. Continue straight over two roundabouts, staying on the A29 then after a short distance, immediately beyond Billy's Cafe the entrance to the property will be found on the left hand side.

What3words: ///venues.connects.providing

ADDITIONAL INFORMATION

Overage Agreement: There is an existing Overage Deed affecting the field to the front (excluding the construction of any buildings or structures ancillary to the use of the existing bungalow as a single private dwelling). Grant of planning permission for any development within the meaning of section 55 of the Town and Country Planning Act 1990 would trigger the overage. The difference between enhanced value (land with benefit of relevant planning permission) and base value (disregarding any effect on value of the relevant planning permission) x 30% will be payable, on each occasion that planning permission is granted, until 25th August 2047. Please speak to agent for more information or explanation.

Planning Condition: A planning condition of the original consent for the bungalow (reference number BL/13A/61) which states that the occupation of the dwelling "... shall be limited to persons employed, or last employed locally in agriculture as defined in section 119 (1) of the Town and Country Planning Act, 1947, or in forestry, and the dependants of such persons."

Local Authority: Horsham District Council, 3-4 Medwin Walk, Horsham, RH12 1RL. Telephone: 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains electricity and water. Private drainage. No mains gas. Oil fired heating to radiators.

Right of Way: We understand that there is a right of way down the driveway in favour of the neighbour to the rear.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: WSX435346

EPC: EPC rating F. **Council Tax Band:** F

June 2024

GUIDE PRICE £700,000 - £775,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.



Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 1423 sq ft / 132.2 sq m (excludes garage & outbuilding)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Batcheller Monkhouse. REF: 1147961

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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