



## Eastlands Farm Billingshurst Road, Ashington - RH20 3AY

Offers in Region of £1,500,000



## Eastlands Farm Billingshurst Road, Ashington

- A well presented family home just under 3000 sq ft with lovely outlook to south facing garden
- Open plan kitchen / dining / sitting room with bi-folds opening to rear terrace, with Rangemaster cooker, integrated appliances including full size fridge and freezer
- Large utility room with cloakroom off
- Second reception room / snug with open fire and doors to garden
- Main bedroom with Juliet balcony, dressing room and en-suite shower room
- Four further double bedrooms (one on ground floor) and two bathrooms (one being en-suite)
- Annexe with sitting room, kitchen, bedroom and bathroom
- A number of outbuildings including two garages and workshop, ideal space for home office with kitchen area, cloakroom, two single garages and large greenhouse
- Gardens and grounds approaching 2.75 acres

This impressive five bedroom detached house offers just under 3000 sq ft of beautifully presented family accommodation, enjoying a lovely outlook to a south facing garden. The heart of the home is a spacious open plan kitchen, dining and sitting room, featuring bi-fold doors that open seamlessly to the rear terrace. The kitchen is superbly equipped with a Rangemaster cooker and a full range of integrated appliances, including a full size fridge and freezer, making it ideal for both family life and entertaining. Adjoining the kitchen is a large utility room with a cloakroom, providing ample space for laundry and storage. A second reception room or snug, complete with an open fire and doors to the garden, offers a cosy retreat for relaxing or entertaining guests.

The main bedroom is a luxurious space, boasting a Juliet balcony, a generous dressing room and a contemporary en-suite shower room. There are four further double bedrooms, one conveniently located on the ground floor, and two additional bathrooms, one of which is en-suite.

The property also benefits from a self-contained annexe, comprising a sitting room, kitchen, bedroom and bathroom, perfect for guests, extended family or as an independent living space. A range of outbuildings provides exceptional versatility, including two garages and a workshop, in addition there is an ideal area for a home office with kitchen facilities and a cloakroom, two single garages and a large greenhouse. With gardens and grounds approaching 2.75 acres, this property presents a rare opportunity to acquire a substantial and flexible family home in a desirable setting.

The layout and specification of the house cater perfectly to modern family requirements, with generous proportions, quality finishes and thoughtful design throughout. Whether you are seeking space for multi-generational living, a home business or simply an elegant and comfortable residence, this property offers a wealth of possibilities, all set within a peaceful and private environment. Viewing is highly recommended to appreciate the scale, flexibility and quality of accommodation on offer.

Ashington is an ideal location for many, with a Co-op and takeaway, active and busy community centre and the Ashington C of E school. There is also a BP petrol station with an M&S Foodstore. Situated adjacent to the A24 the village provides a convenient location for commuters with dual carriageway access north and south. The nearest station can be found at either Billingshurst or Pulborough just over 7 miles away each or Horsham just over 10 miles away, which also offers a thriving town centre whilst Gatwick lies approximately 27 miles away.

Council Tax band: G

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C













Approximate Area = 2830 sq ft / 262.9 sq m  
 Garages = 986 sq ft / 91.5 sq m  
 Annexes = 719 sq ft / 66.7 sq m  
 Outbuildings = 1425 sq ft / 132.3 sq m  
 Total = 5960 sq ft / 553.6 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.