



Old Hill House, Dungate Road, Plaistow, Billingshurst, West Sussex, RH14 0PJ

Guide Price £1,100,000 - Freehold

 Henry Adams  
estate agents



## Beautiful four-bedroom character home in a semi-rural setting, with a stunning open-plan kitchen, inglenook fireplace, exposed beams, landscaped garden, home office and gated driveway.

- Delightful Rural Setting
- In & Out Driveway With Electric Gates
- Sitting Room With Inglenook Fireplace, Log Burner & Exposed Beams
- Open Plan Kitchen/Dining Room With Sliding Doors Into The Garden
- Principal Bedroom With En-suite
- Detached Double Garage
- Detached Outdoor Office
- Utility/Boot Room & Cloakroom
- Attractive Detached Character Home With Exposed Beams
- No Onward Chain

Occupying a peaceful semi-rural position just off Dungate Road, on the edge of the highly regarded village of Plaistow, Old Hill House is an attractive and beautifully presented four-bedroom detached home, combining period character with well-considered modern enhancements. The property has been thoughtfully improved by the current owners, most notably with the creation of an impressive open-plan kitchen/dining room. This contemporary space forms the heart of the home, featuring extensive cabinetry, generous preparation areas and wide sliding doors opening directly onto the garden, perfect for both relaxed family living and entertaining.

The ground floor offers a superb balance of charm and versatility. A welcoming sitting room is rich in character, showcasing exposed beams and a striking inglenook fireplace with log burner, creating a warm and inviting atmosphere. A separate snug/family room provides additional flexibility, ideal as a playroom, study or second reception space, while a practical utility/boot room and cloakroom complete the accommodation.

Upstairs, the sense of character continues, with exposed beams featuring on the landing and within several of the bedrooms. There are four well-proportioned double bedrooms, including a principal suite with en-suite shower room. The second and fourth bedrooms both benefit from attractive painted beams, adding further personality, while the remaining bedrooms are served by a well-appointed family bathroom.

To the front, electric gates open onto a generous in-and-out driveway, offering ample parking and access to the double garage.

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Externally, the property enjoys beautifully maintained gardens, with a paved terrace leading onto a level lawn framed by mature borders, ideal for outdoor dining and entertaining. A detached home office provides an excellent solution for remote working or creative use.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Services: Mains Electric and water, private drainage (Cesspit), and Oil Fired Central heating as advised by our vendor.

Chichester District Council Tax Band: G (£4,124.12)

EPC Rating: E

## Directions:

SATNAV: RH14 0PJ What3Words ///digs.village.defrost

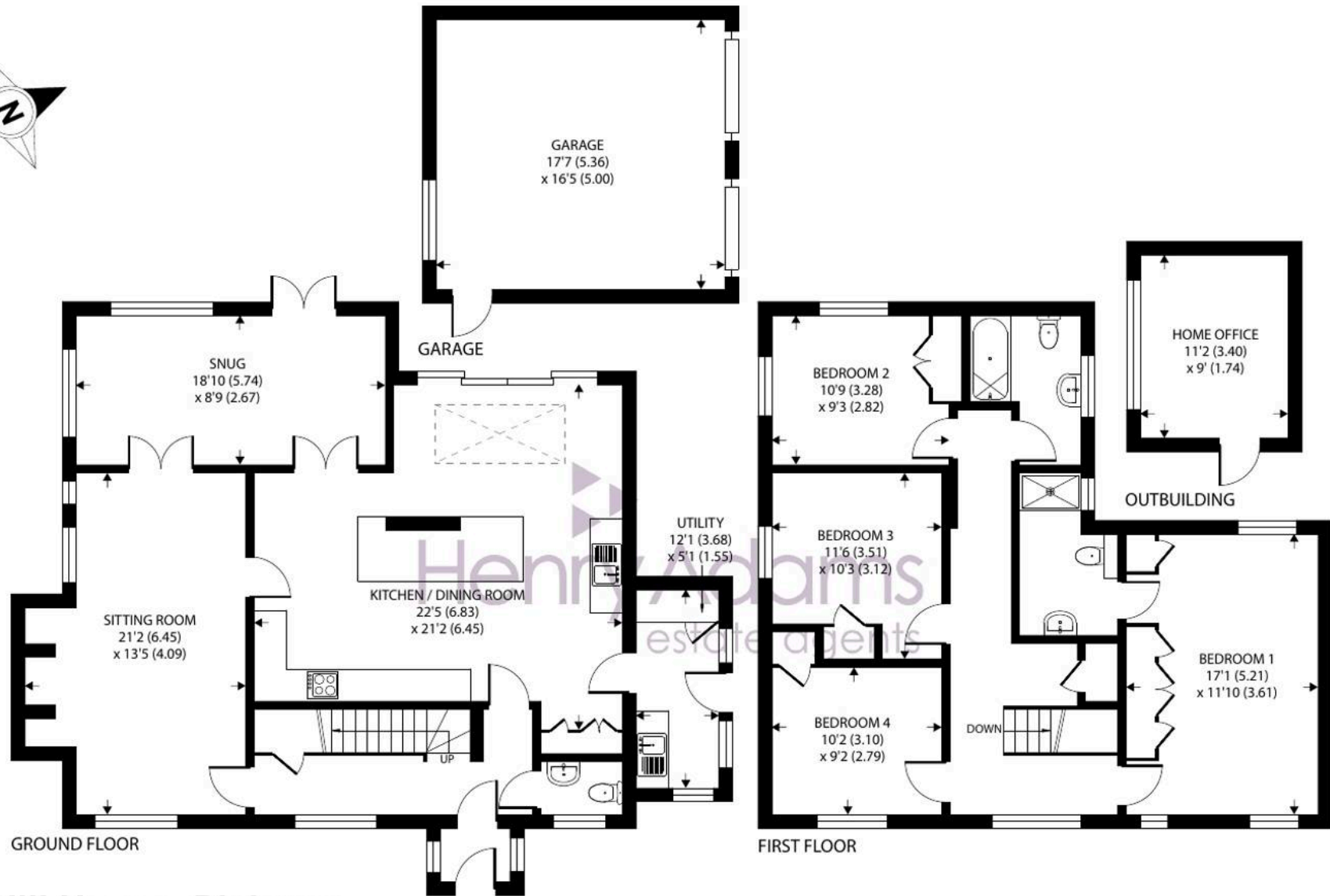
## Location:

Old Hill House enjoys a highly desirable position just off Dungate Road, on the edge of the picturesque West Sussex village of Plaistow. Surrounded by beautiful countryside, the property offers a wonderful balance of semi-rural tranquillity and everyday convenience. Plaistow itself has a strong sense of community and provides a village shop, church, and popular public house, with nearby Kirdford offering further amenities including a well-regarded village store and traditional pubs. For more comprehensive shopping, dining and leisure facilities, the thriving centres of Cranleigh and Haslemere are both within easy reach. Haslemere is particularly popular with commuters, offering a mainline rail service to London Waterloo in under an hour, while the nearby A3 provides excellent road connections to London, the South Coast and beyond.

The area is renowned for its outstanding natural beauty, with an abundance of footpaths, bridleways and countryside walks on the doorstep, as well as easy access to the South Downs National Park. There is an excellent selection of schools in the area, both state and independent, including Plaistow and Kirdford Primary School, as well as highly regarded options such as Cranleigh School, Charterhouse School and Seaford College. Recreational opportunities are plentiful, with golf at Chiddingfold Golf Club, polo at Cowdray Park Polo Club, horse racing at Goodwood Racecourse and sailing from Chichester Harbour, all within comfortable driving distance.







## Old Hill House, Plaistow

Approximate Area = 1878 sq ft / 174.4 sq m

Garage = 288 sq ft / 26.7 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 2266 sq ft / 210.3 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). © ntechcom 2025. Produced for Henry Adams. REF: 1226781





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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.