



## Groomsland Cottage, Parbrook - RH14 9EU

Guide Price £675,000

## Groomsland Cottage, Parbrook, Billingshurst

- A beautifully presented cottage close to the village
- Three generously sized separate reception spaces
- Kitchen with integrated dishwasher and space for fridge freezer
- Understairs storage with plumbing and separate cloakroom
- Main bedroom with en-suite shower room
- Driveway parking for up to three vehicles and EV charge point
- Enclosed private gardens and courtyard patio accessed from kitchen
- Garden shed or potential for home office
- Walking distance of schools and main line station to London and the South Coast

This beautifully presented four bedroom semi detached cottage offers a blend of character and contemporary living, situated within easy reach of the village centre. The property features three generously sized, separate reception spaces, ideal for both entertaining and family life. The well-appointed kitchen includes an integrated dishwasher and space for a fridge freezer, with direct access to a charming courtyard patio. Understairs storage provides useful utility space with plumbing, as well as a separate cloakroom for guests. Upstairs, the main bedroom benefits from an en-suite shower room, while three further bedrooms, two being doubles, offer flexible accommodation for family or guests. The property is thoughtfully designed throughout, with tasteful finishes and an abundance of natural light. Located within walking distance of local schools and the main line station, this home is perfectly positioned for commuters to London and the South Coast.

The outside space is equally impressive, with an enclosed private garden providing a safe setting for relaxation or play. The courtyard patio, accessed directly from the kitchen, is ideal for alfresco dining or morning coffee. A garden shed offers additional storage or could be converted into a home office, depending on your needs. The property benefits from driveway parking for up to three vehicles, as well as an EV charge point for electric vehicles, not currently used. Mature planting and secure fencing ensure privacy, while the lawned area provides plenty of space for children or pets. This delightful garden is a true extension of the living space, offering both practicality and the opportunity to enjoy outdoor living throughout the year.

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Billingshurst Primary Academy School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

Council Tax band: E

Tenure: Freehold

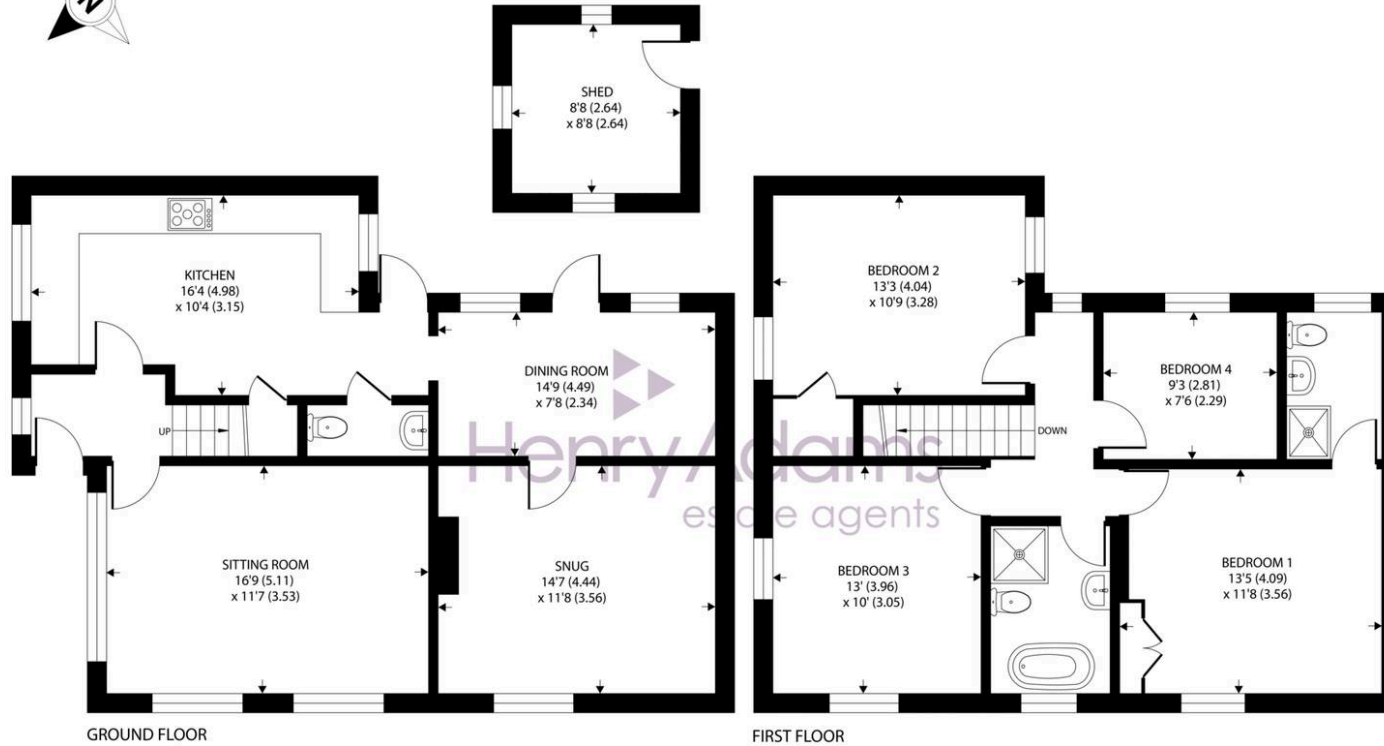
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Area = 1517 sq ft / 140.9 sq m  
Outbuilding = 75 sq ft / 6.9 sq m  
Total = 1592 sq ft / 147.9 sq m  
For identification only - Not to scale



## Henry Adams - Storrington

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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.