



## Bowood Bashurst Copse, Itchingfield

Guide Price £1,200,000



# Bowood Bashurst Copse

Itchingfield, Horsham

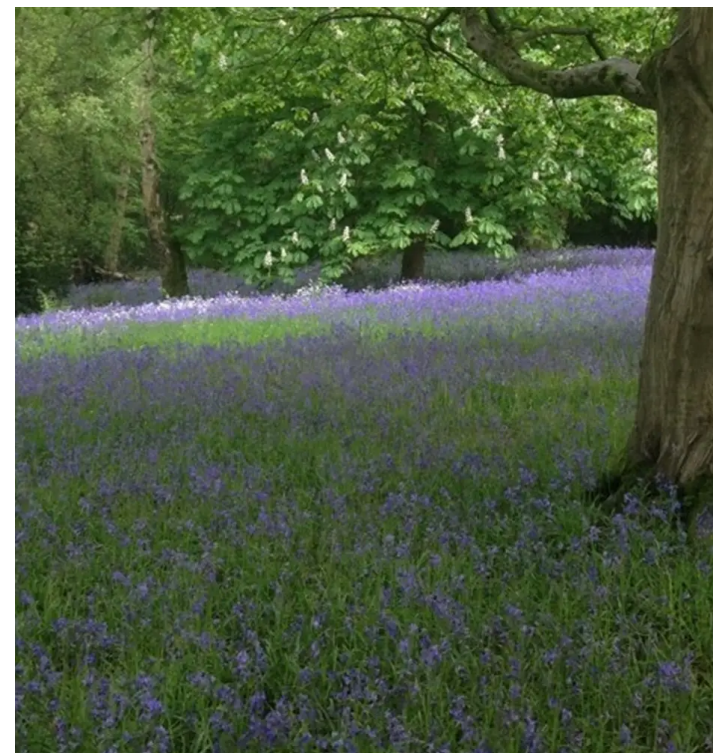
GUIDE PRICE RANGE £1,200,000 - £1,300,000. Bowood is a 1930s cottage situated in a quiet and discreet position on Bashurst Copse and occupies a generous plot of approximately 1.83 acres. It has direct access to Horsham town centre, a selection of well regarded local schools and nearby Christs Hospital mainline train station.

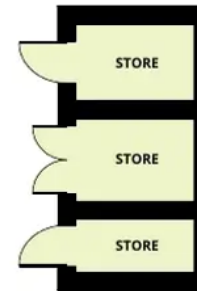
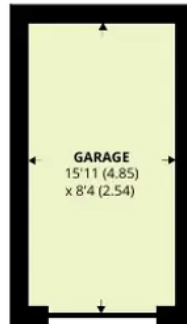
Deceptively spacious, the existing cottage retains many character features including high ceilings, double aspect rooms, architectural chimneys and a thatched roof. Offering generous reception space - it includes a sitting room with double doors stepping directly onto the rear garden terrace, a separate family room and a delightful dining room which enjoy views over the gardens. The kitchen enjoys an aspect to the front of the property and benefits from an adjacent utility room. There are four double bedrooms on the first floor together with a family bathroom with a bath, separate shower, wash hand basin and a low-level WC.

## Agent's note

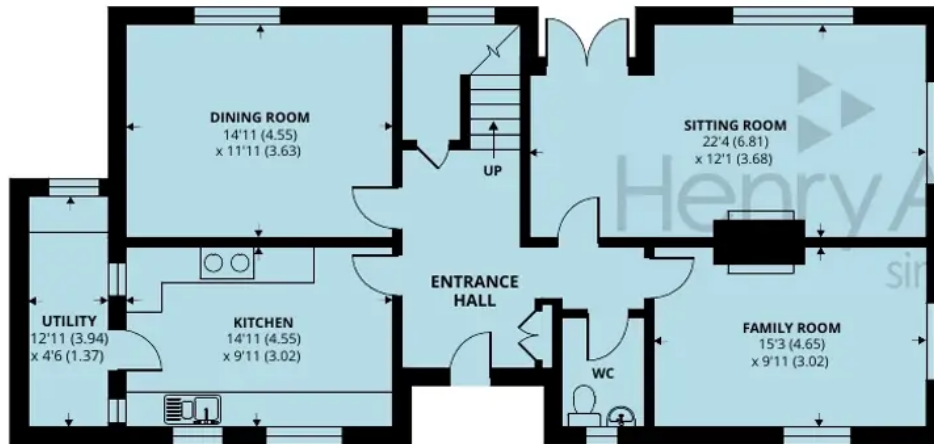
The property has recently lapsed planning permission granted under application number HDC Ref. No: DC/17/0985 for Demolition and replacement with 6-bedroom house and detached garaging.

Itchingfield is a rural hamlet with a church, set midway between Horsham and Billingshurst. The surrounding open countryside provides many miles of beautiful walks and bridle paths on the South Downs link. There are local facilities in the nearby villages of Barns Green and Slinfold, whilst the larger centres of Billingshurst and Horsham are about 3 miles and 5 miles away respectively. Horsham & Christ's Hospital provide a mainline rail service to London (Victoria/London Bridge).

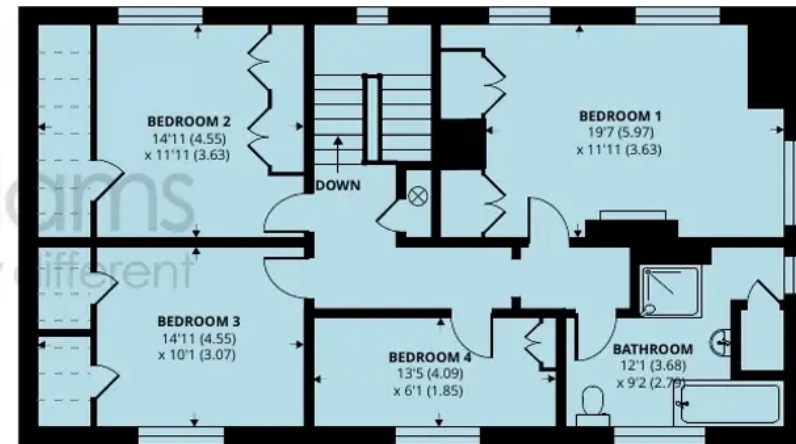




Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

## Bowood, Bashurst Copse, Itchingfield, Horsham, RH13 0NZ

Approximate Area = 1915 sq ft / 177.9 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Garage = 133 sq ft / 12.4 sq m

Store = 93 sq ft / 8.6 sq m

Total = 2216 sq ft / 205.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Henry Adams. REF: 917177





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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.