

Set within a quiet country lane, off the beaten track, is this 4 bedroomed detached single-storey family home, built to an individual design, enjoying 2½ acres along with equestrian facilities



Spear Hill, Billingshurst Road, Ashington, West Sussex RH20

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McTAGGART**
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This exceptionally bright and spacious home is set in an elevated and tucked away position, displaying the most glorious and distant views, whilst positioned in a quiet country lane, surrounded by fields and woodland with direct links to bridleways and footpaths, extending to toll rides, suiting horse-riders, ramblers and cyclists.

the house...

- Spacious Entrance Hall
- Large Sitting Room
- Formal Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- EPC rating E
- Council Tax Band G

the grounds...

- Set in 2½ acres of gardens and grounds
 - Elevated and panoramic glorious views
 - Outbuildings, all with light & power, to include:-
 - Double Stable Block and Paddock
 - 60ft x 20ft Workshop
 - 39ft x 30ft Garage/Store
 - Enclosed Store with partitioned rooms and gardeners' WC
 - Open Store ideal for logs and bins
- see more on page 7

the location...

- Billingshurst approx. 7 miles
 - Pulborough: approx.. 8 miles
 - Horsham: approx. 11 miles
 - Worthing: approx. 10 miles
 - Arundel: approx. 13 miles
 - Petworth: approx. 14 miles
 - Midhurst: approx. 19 miles
 - Chichester: approx. 21 miles
 - Brighton: approx. 21 miles
- see more on back page





Reception Hall: Timber ledged and braced entrance door. Large window to the far elevation displaying uninterrupted, far reaching views to the Downs beyond.

Sitting Room: Significant in size, extremely light and airy with panoramic countryside views to one side and the front garden to the other. Large sliding double doors give access to terrace. Engineered oak-plank flooring. Elegant and imposing feature marble fireplace with hearth. Fitted with a beautiful multi-fuel stove with hinged doors.

Dining Room: A commanding, double aspect room, with glazed French doors from the sitting room. uPVC French doors at the rear with adjacent window, feature fireplace with oak surround, ceiling to floor window overlooking front garden.

Kitchen/Breakfast Room: A sizeable double aspect room with glazed French doors from the sitting room. Porcelain tiled floor with underfloor heating. Downlighters to central beam. Comprehensively fitted kitchen with dark-grey laminate fronted units edged with beech with co-ordinating beech-effect wood-strip work surfaces. Complete with a glazed and shelved display cabinet. Integrated appliances include an AEG electric fan oven and Beko 4 ring ceramic electric hob. Space for a dishwasher, washing machine and an upright fridge/freezer. Spacious centre area for table and chairs. Sliding patio doors to rear and large window to the front with views to garden and paddock.

Rear Lobby: Glazed door from kitchen, ideal for boots etc, further external door to garden.

Master Bedroom: Double aspect, large window to the rear with delightful views of the Downs and a further high level window to the adjacent wall. En-Suite Shower Room.

Bedroom 2: Double room, side aspect with large window and double fitted wardrobe cupboard.

Bedroom 3: Double room, side aspect with large window and a double fitted wardrobe cupboard.

Bedroom 4: Double room, side aspect with large window, pedestal basin with separate taps.

Airing Cupboard: Hanging rail and hot water cylinder.

Bathroom: Double aspect, white ceramic part-tiled walls. Inset with a large mirror and a natural stone mosaic border, cream ceramic tiled floor with mosaic feature, white suite incorporating a double ended bath with centre taps and a mains-fed shower above with a semi-glass screen incorporating a curtain rail, pedestal basin with mixer tap, low-level WC, heated chrome towel rail.

Gardens and Grounds: A prominent feature of the property, extending to 2½ acres with a variety of uses to include equestrian facilities having a **Double stable block** and **Paddock**.

Two Large **Outbuildings** provide a range of uses including garage, storage and workshop. Measure 60ft x 20ft and 30ft x 39ft respectively with a further store partitioned into separate rooms and incorporating a

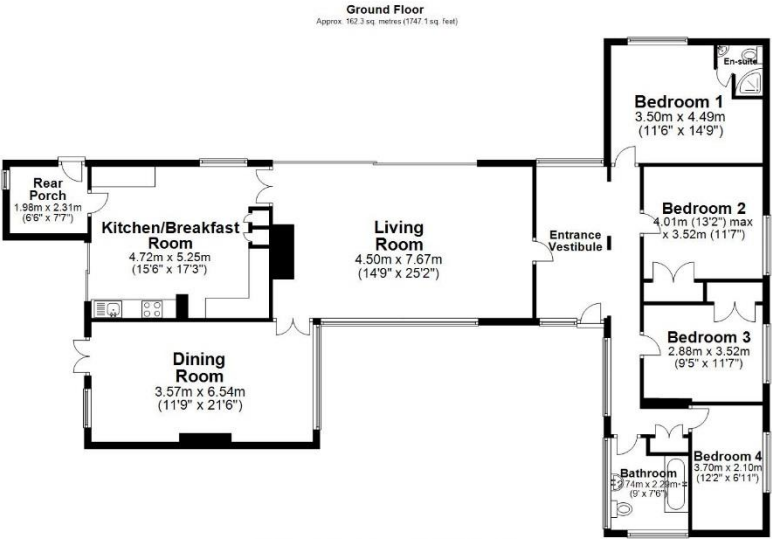
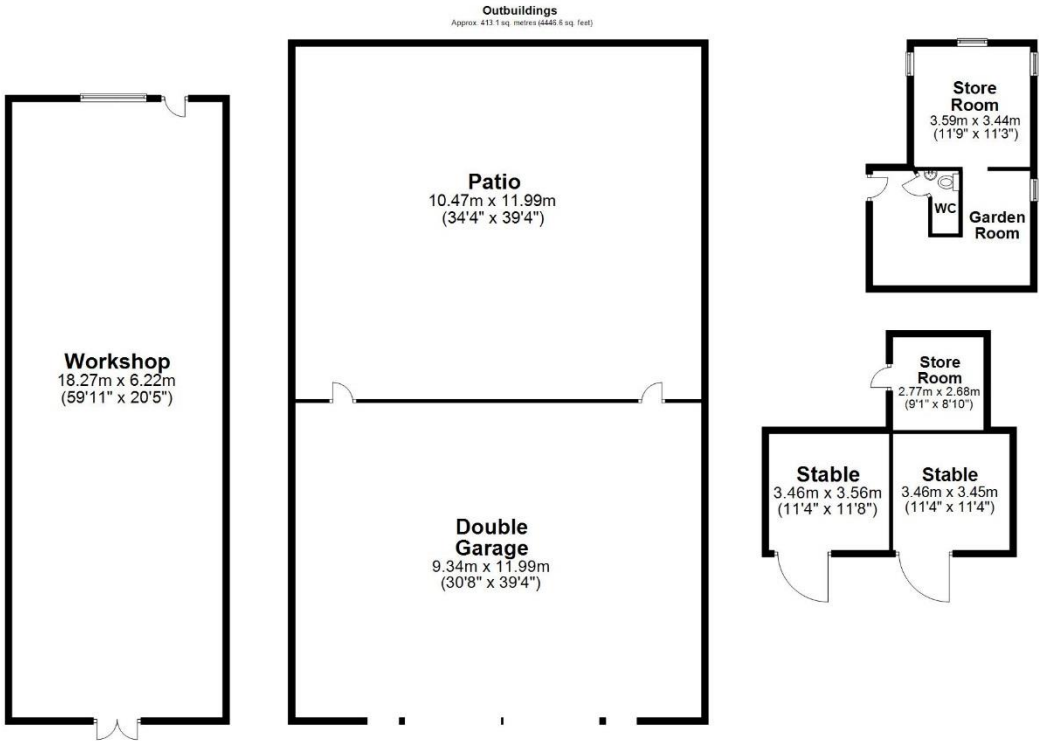
Gardener's WC. All Outbuildings are fitted with light and power.

An **extensive patio terrace:** Ideal for entertaining, is positioned immediately to the front of the property and spans its width whilst enjoying marvellous, uninterrupted views over the paddock, across to woodland and the Downs beyond.

Within the gardens are a variety of established and magnificent trees to include Eucalyptus, Poplar, Sycamore, Oak and Acer along with fruit trees to include Apple, Pear and Plum.

A Large Covered Store, of brick and concrete construction sits to the far corner of the plot, ideal for log and bin storage.

the floorplan...



Total area: approx. 575.4 sq. metres (6193.6 sq. feet)
Produced and copyright Marshall & McHugh Estate Agents. Measured to the standards as prescribed by the RICS code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale. Outbuildings not included in square footage. Plan produced using Planity.

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the location...

maps courtesy of
Google maps

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Ashington is a popular village situated on the fringe of the South Downs National Park and has several shops catering for most daily needs including Co-op/post office, pub, Indian restaurant, fish and chip shop, hairdresser, garage, Marks and Spencer Food Hall, church and first school. Storrington is within a short car journey and offers a good selection of shops including Waitrose, Boots and a number of independent traders along with a leisure centre.

The A24 nearby provides easy links to Horsham and Worthing as well as connecting to the motorway network. The nearest mainline station is at Billingshurst providing a fast and frequent service to Victoria/London Bridge.

Schools

PRIMARY

- Ashington C of E School, Ashington

INTERMEDIATE & SECONDARY

- The Weald School, Billingshurst
- Steyning Grammar School, Steyning

INDEPENDENT

- Dorset House, Bury, Nr Pulborough
 - Lancing College
- more details from www.ofsted.gov

Stations

- Billingshurst
- Pulborough

Trains to :

- London Victoria
- Gatwick Airport
- Portsmouth

more details from www.thetrainline.co.uk

Shopping & pubs

- Marks & Spencer Food Hall, Ashington
- Tesco, Pulborough
- Sainsburys, Pulborough

- The Red Lion, Ashington
- The Moon, Storrington
- The White Horse, Storrington
- The Crown, Cootham

Relaxing

- Places for People Leisure Centres
- Arundel Castle & Gardens
- West Sussex Golf Club
- RSPB, Pulborough Brooks
- Parham House & Gardens
- Southwater Country Park
- Amberley Museum
- Petworth House & deer park
- Worthing seafront and beach

more details from Mansell McTaggart...

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