



# 3 Great Meadow

Wisborough Green, West Sussex, RH14 0FX

**kw**  
POWERED BY  
KELLERWILLIAMS  
[www.kwuk.com](http://www.kwuk.com)

[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

  
**Alex Harvey**  
A passion for property

# 3 Great Meadow

A spacious modern two-bedroom semi-detached home, with driveway parking and south-facing rear garden. Located in a cul-de-sac in the popular village of Wisborough Green, close to the village amenities and a short drive from Billingshurst, with its mainline railway station.

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- SOUTH-FACING REAR GARDEN
- REMAINDER OF NHBC WARRANTY
- OUTBUILDING WITH POWER & LIGHTING



This well-proportioned and deceptively spacious property offers plentiful and versatile accommodation arranged over two floors and set in a convenient, village location.

The welcoming hallway provides access to the stairwell leading to the first floor and the spacious living room. The downstairs cloakroom is located centrally with the kitchen/dining room to the rear of the property. The kitchen/dining room is a particular feature of this property, with plenty of natural light from two windows and double doors leading into the rear garden. The modern kitchen has been fitted with light grey shaker-style units with contrasting stone-effect worktop, finished with under-unit lighting. Appliances include a split-level double oven, five-ring gas hob with extractor over, and integral dishwasher and fridge/freezer. The whole room is beautifully finished with practical, yet stylish floor tiles.

The stairwell leads to the first-floor landing with access to both double bedrooms and the family bathroom. Both bedrooms have built-in wardrobes, and the bathroom has been fitted with a white suite comprising back-to-wall w.c., pedestal basin, panelled bath with shower over, and a chrome-effect heated towel rail.

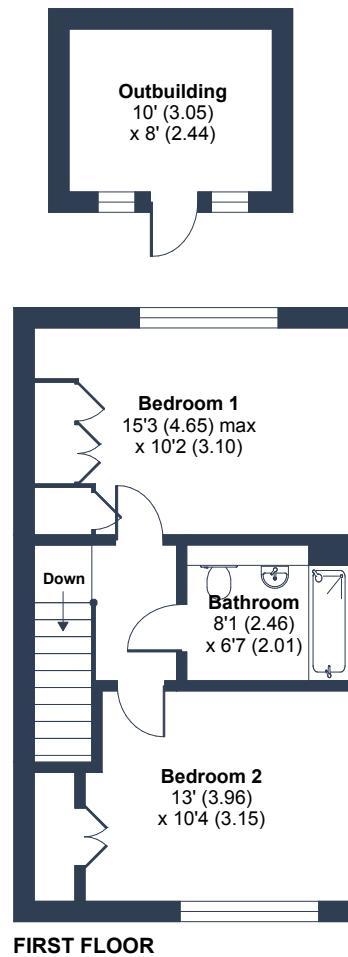
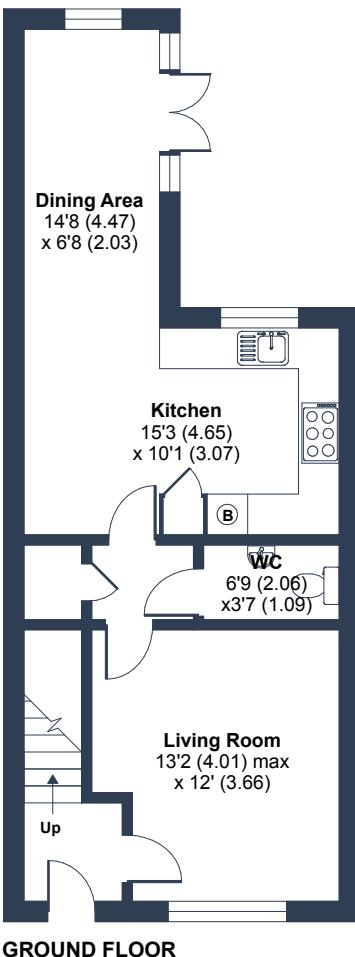


## OUTSIDE

The property is approached via a paved pathway with a driveway providing parking for up to two cars adjacent to the property. A side gate leads into the south-facing rear garden, mainly laid to lawn with a garden shed and a raised patio area, ideal for al-fresco dining.

The popular village of Wisborough Green is renowned for its central Village Green which plays host to many local events and has a shop, Post Office, primary school, two well-reviewed public houses and the parish church. Billingshurst is a short drive away, providing shopping facilities, schooling for all age groups, a leisure centre, and a mainline station with services into London (Victoria), Gatwick and the south coast. Horsham is around 10 miles away and Gatwick Airport a short drive of approximately 25 miles.





Approximate Area = 970 sq ft / 90.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Alex Harvey Estate Agents. REF: 1029693

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

## Services

Electricity, LPG, water and mains drainage are currently connected to the property. Council Tax Band D. EPC - C. Agents Note: There is an annual service charge for this property.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110** or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)



Alex Harvey Estate Agents are an authorised agent



Each office is independently owned and operated