



2 Oakwood Cottage

Hooklands Lane, Shipley, Horsham, West Sussex, RH13 8PY

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Alex Harvey
A passion for property

2 Oakwood Cottages

An impressive four-bedroom, attached cottage, situated on a mature plot of just over two acres with equestrian facilities and a detached double car barn. Rurally located in the West Sussex countryside, a short drive to amenities in Ashington and around 15-minute drive from Billingshurst mainline railway station.

- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY & STUDY
- Paddock and STABLES
- DRIVEWAY AND DOUBLE CAR BARN
- RURAL LOCATION









The welcoming hallway provides access to the ground floor accommodation which consists of study, cloakroom, family room, sitting room, garden room, kitchen, utility, and downstairs bedroom with ensuite shower room.

The study, to the front, is the ideal space for those working from home, also at the front is the spacious family room with a feature fireplace and built-in shelving. The characterful sitting room is a generous and versatile space with a feature brick fireplace with wood burner and wood mantel. Double doors lead into the garden room currently used as a dining room.

The kitchen is a particular feature of this home with plenty of natural light and stylish yet practical tiled flooring. The kitchen is fitted with shaker-style units with contrasting stone-effect worktops and finished with chrome-effect handles. Appliances include a double electric oven, five-ring gas (LPG) hob with extractor over, and integrated microwave, dishwasher and fridge/freezer. The utility room provides space with plumbing for a washing machine. The downstairs bedroom has the benefit of an ensuite shower room - making this idea for multi-generational families.

The stairwell leads to the first-floor landing with access to two double bedrooms, single bedroom, and the family bathroom. Bedroom one has the luxury of an ensuite shower room and has far-reaching views across the countryside. The family bathroom is fitted with a white suite comprising panelled bath, close-coupled toilet, and pedestal handwash basin.



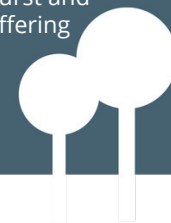


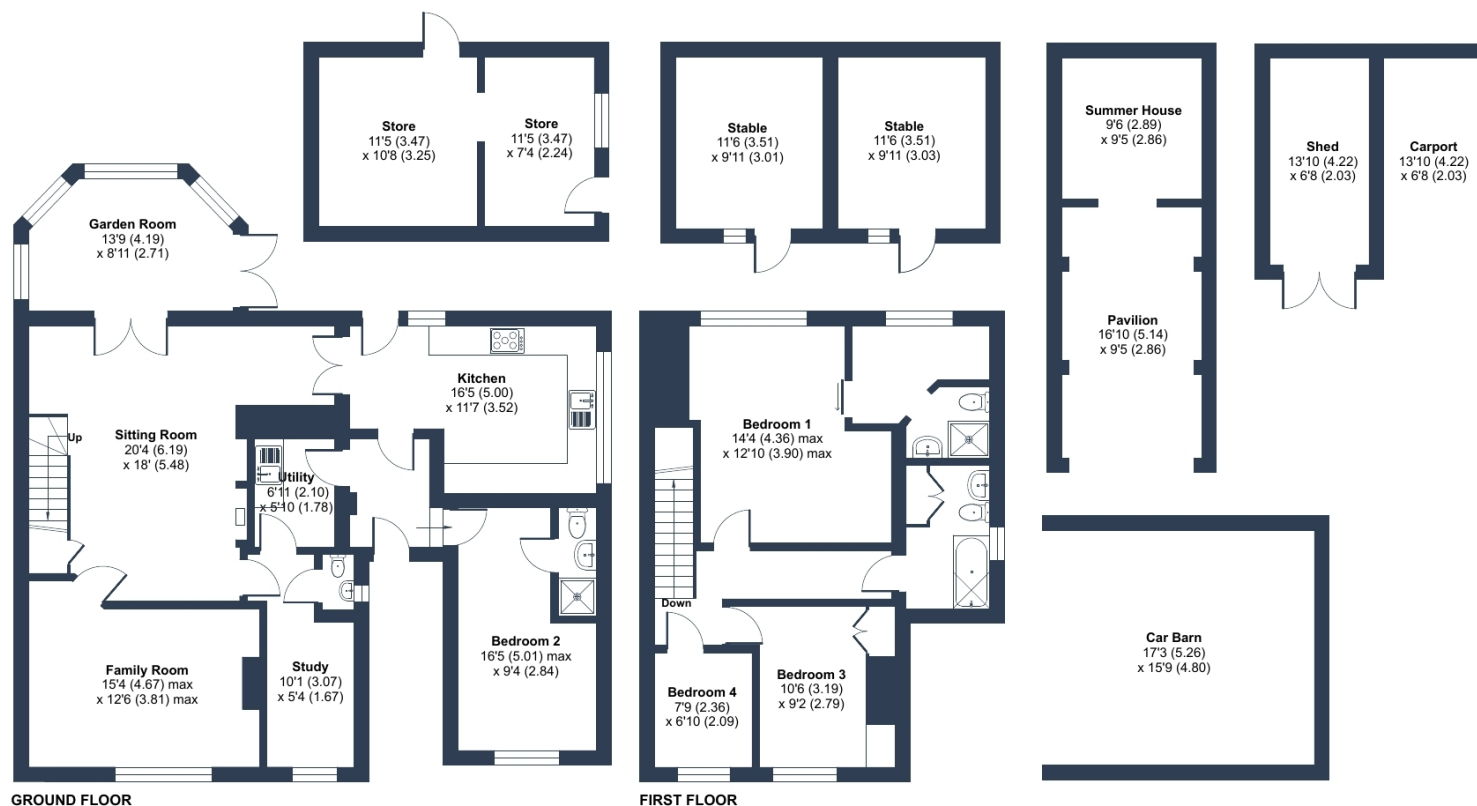


OUTSIDE

Set on a plot of just over two acres, the property is approached via a driveway, with parking for at least two cars, leading to the double car barn. A double gate leads into the rear garden, a real highlight of this home, mainly laid to lawn with mature flower beds, trees, shrubbery, several outbuildings, a covered patio area, and a generous area of decking, all perfect for alfresco dining and entertaining. Equestrian facilities include stables and a paddock of around 1.8 acres, with a separate gated entrance.

Located in the West Sussex countryside, between Ashington and Shipley. Shipley is a lovely village with a church, primary school, and two, well-rated public houses. Ashington, around 2 miles away, offers a variety of shops, cafes and pubs. Billingshurst and Pulborough are both a short drive away offering further shopping, dining options, and mainline railway stations.





Approximate Area = 1738 sq ft / 161.4 sq m
 Outbuildings = 783 sq ft / 72.7 sq m (excludes carport and car barn)
 Total = 2521 sq ft / 234.1 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). © nichecom 2026
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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, electric night storage heaters, water and private drainage are currently connected to the property.
 Council Tax Band E. EPC-F.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
 or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk