



Foxley

Poundfield Lane, Plaistow, Billingshurst, West Sussex, RH14 0NZ

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Alex Harvey
A passion for property

Foxley

An impressive four-bedroom detached Dan-Wood home, incorporating a one-bedroom annexe, on a mature plot of around 1.5 acres including equestrian facilities, with riding and dog walking on the doorstep. Rurally located on a private lane between Plaistow and Ifold, and just a short drive to the village of Billingshurst with a mainline railway station.

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY
- SPACIOUS ONE-BEDROOM ANNEXE
- STABLES, TACK ROOM AND SAND SCHOOL
- REMAINDER OF BUILDING WARRANTY









This beautifully located detached home offers plentiful and versatile accommodation with an annexe making it ideal for multigenerational families.

The welcoming entrance hall provides access to the dining hall, kitchen/breakfast room, sitting room and downstairs cloakroom; the annexe is accessed from the dining hall.

The triple aspect kitchen/breakfast room is a lovely bright space with double doors leading out to the garden. The kitchen has been fitted with modern units with stone worktops including a breakfast bar. Appliances include a range-style cooker with extractor over, integral dishwasher, and space for an American-style fridge/freezer.

The triple aspect sitting room is a light and cosy space with a feature wood burner. The utility room, accessed via the dining hall, provides space with plumbing for a washing machine & dryer. The annexe offers a double bedroom, bathroom including a shower, and an open plan sitting room with a kitchen that includes a cooker and a dishwasher.

The central, wooden staircase leads to the first-floor landing, with store cupboard, which provides access to two double bedrooms, family bathroom, and bedroom suite. The bedroom suite offers a double bedroom with dressing area and an en-suite shower room.





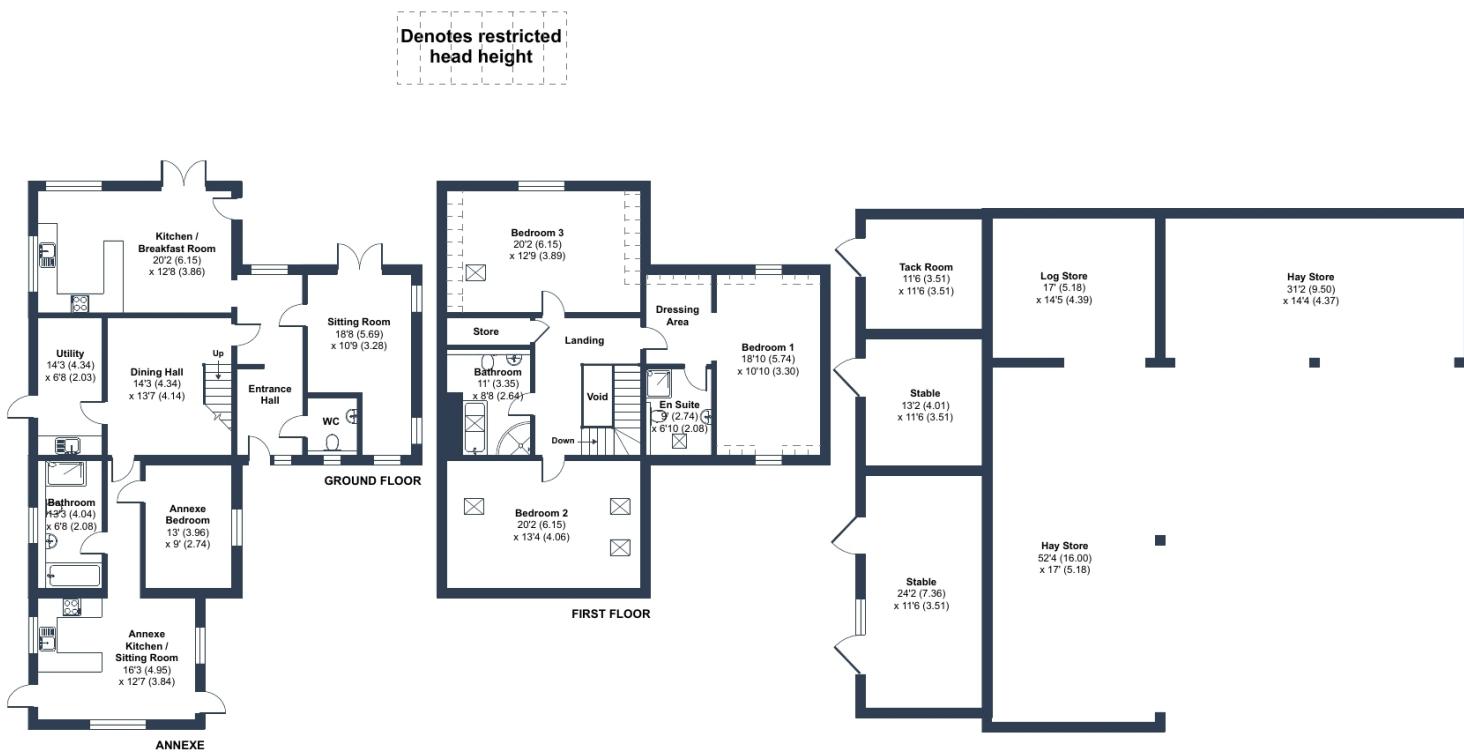


OUTSIDE

The property on a plot of round 1.5 acres is set on the edge of woodland with ample riding and walking on the doorstep. The driveway leads to a gravelled area providing plenty of parking. To the rear of the property is an area of lawn with workshop/shed, followed by the equestrian facilities that includes a tack room, stables and hay stores. To the rear of this is the 74ft x 62ft sand school followed by a paddock.

Plaistow is a village and civil parish in the north of the Chichester District of West Sussex, England. There is a village green, a recreation ground, a children's playground, a village pond, a shop, a pub and the Anglican Church. Just over 2 miles away is Loxwood, a small village and civil parish with a church, medical practice, well-reviewed public house, and a variety of sports clubs including cricket and football. Located around 7 miles from Billingshurst with further facilities, shopping and a mainline station offering services to London/Victoria and the south coast.





Approximate Area = 2010 sq ft / 186.7 sq m (excludes void)

Limited Use Area(s) = 62 sq ft / 5.8 sq m

Annexe = 487 sq ft / 45.2 sq m

Outbuilding = 1975 sq ft / 183.4 sq m

Total = 4534 sq ft / 421.2 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. Produced for Alex Harvey Estate Agents. REF: 1396258

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, air-source heat pump, water and private drainage (septic tank) are currently connected to the property.
Council Tax Band G. EPC-B.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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