



Southdown View

West Chiltington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DY

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Alex Harvey
A passion for property

Southdown View

A beautifully presented, four-bedroom detached home situated on a mature plot of around an acre, with wrap-around gardens and a variety of outbuildings. Rurally located in the hamlet of Coneyhurst, yet just a short drive to the village Billingshurst with amenities and mainline railway station.

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- VERSATILE SUMMER HOUSE
- GARAGE WITH WORKSHOP
- MATURE PLOT OF AROUND AN ACRE









This beautifully located detached home offers plentiful and versatile accommodation, set on an impressive plot of around an acre with two gated driveways, three outbuildings and a garage with workshop.

The welcoming hallway provides access to the ground floor accommodation that consists of a dining room, downstairs bathroom, utility room, sitting room, downstairs bedroom, kitchen, and snug. The bright and spacious dining room has plenty of natural light. The triple aspect sitting room is a generous space with exposed beams, folding doors leading out to the garden.

The dual aspect kitchen is a real highlight of this home with the addition of skylights and practical yet stylish tiled flooring. The kitchen has been fitted with modern, glossy units with contrasting stone worktops and a central island with wood worktops and breakfast bar. Appliances include an Aga with extractor over, an integrated dishwasher and space for an American-style fridge/freezer. Space with plumbing for a washing machine and dryer can be found in the utility room. The downstairs bathroom and double bedroom make this home ideal for multi-generational families.

The central winding stairwell leads to the first-floor landing which provides access to a further three double bedrooms and a shower room. Bedroom one benefits from built-in wardrobes and being dual aspect has far-reaching, countryside views.



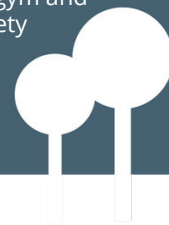


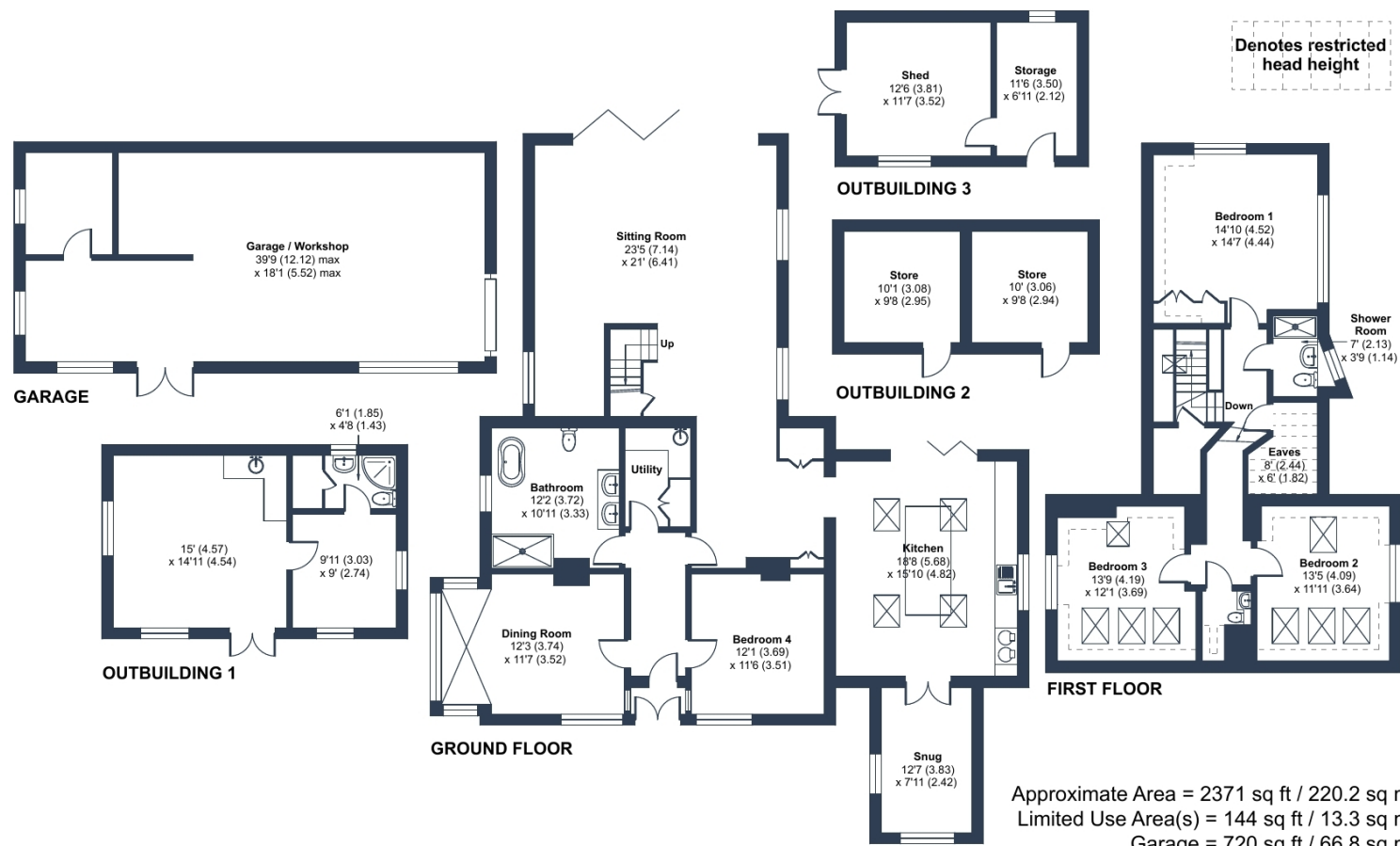


OUTSIDE

Set on a plot of around an acre, the property is approached via a horseshoe driveway, with plenty of parking, and a pretty front garden with an ornamental pond. A second driveway to the north of this home, provides access to the sizeable garage with workshop. The wrap-around gardens are perfect for aspiring gardener with so much space to create the gardens of your dreams. There is a greenhouse, a versatile summerhouse, above-ground swimming pool, and a generous patio area which is ideal for alfresco dining.

Coneyhurst is a hamlet in the Horsham District of West Sussex. It is around 1.6 miles southeast of Billingshurst, a thriving village offering a wealth of facilities, all a short distance away, including schools for all age groups and leisure centre with gym and swimming pool. The high street has a variety of shops, medical facilities, butchers, bakery, cafés, pubs, and restaurants. The mainline railway station offers services to London and to the south coast.





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: 1495222

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, oil, water and private drainage (Cesspit) are currently connected to the property. Council Tax Band F, however this could be subject to change. EPC-D.

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