



# Oakleigh

Rickmans Lane, Plaistow, Billingshurst, West Sussex, RH14 0NT

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**Alex Harvey**  
A passion for property

# Oakleigh

A quaint, Grade II listed three-bedroom detached cottage, in need of some modernisation, situated on a mature plot of over half an acre, with wrap around gardens and a detached garage. Located in the semi-rural village of Plaistow yet just a short drive to Billingshurst high street and mainline railway station.

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- WRAP AROUND GARDENS
- DETACHED GARAGE
- VILLAGE LOCATION
- NO ONWARD CHAIN



This beautifully located, characterful cottage in need of some cosmetic improvements, offers plentiful and versatile accommodation set on a glorious plot of over half an acre.

The welcoming porch leads into the bright and spacious ground floor accommodation which consists of dining room, sitting room, kitchen/breakfast room, and downstairs bathroom.

The dual aspect, central dining room is a lovely space with exposed beams, feature fireplace and access to the stairwell to the first floor. To the right is the triple aspect sitting room which also has the aesthetically pleasing exposed beams and a feature, brick fireplace.

To the left of the cottage is the spacious, triple aspect kitchen, a generous and bright space, ready for you to install the kitchen of your dreams. From here is access to the rear porch and downstairs bathroom. The downstairs bathroom, in need of some updating is currently fitted with a retro avocado suite comprising panelled bath, WC, and handwash basin.

The stairwell leads to the first-floor landing which provides access to all three double bedrooms. All of the bedrooms have further exposed beams and bedroom one has a decorative fireplace and built-in storage.

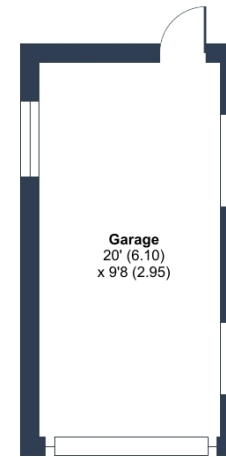
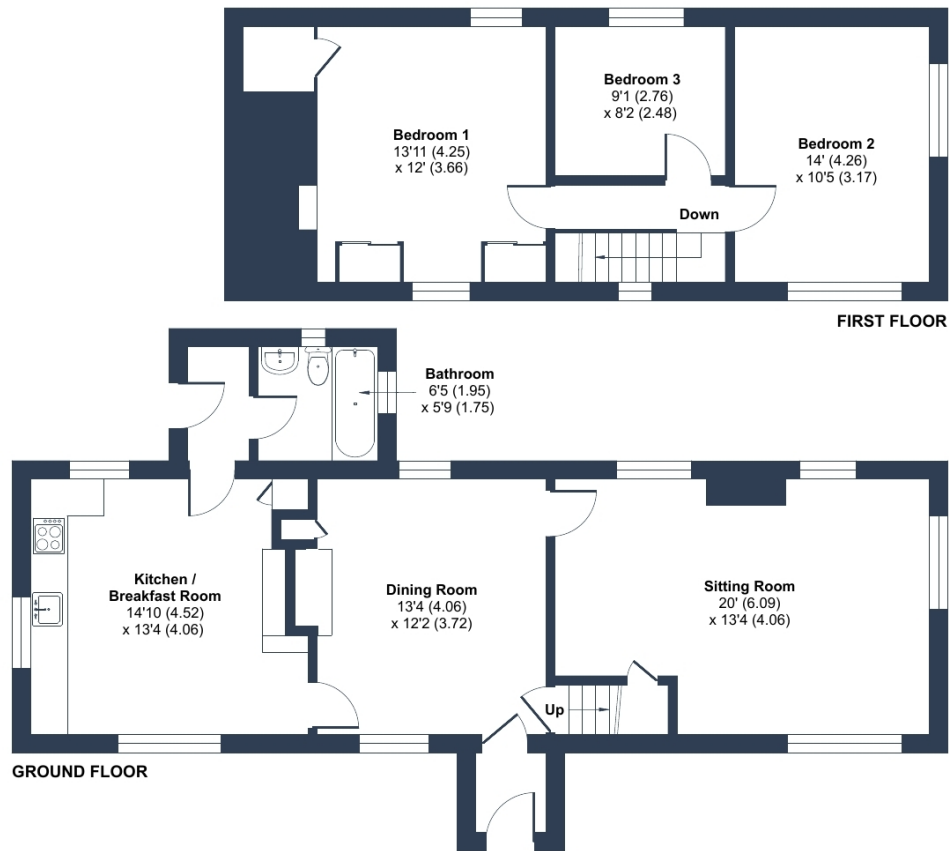


## OUTSIDE

The property is set on a gorgeous plot of over half an acre, an aspiring gardeners dream. Approached via a private driveway leading to the detached garage. The wrap around gardens offer all aspects and are mostly laid to lawn with mature trees, a garden shed and a wooden summer house. To the rear of the property is a patio area, ideal for summertime entertaining.

Plaistow is a village and civil parish in the north of the Chichester District of West Sussex. There is a village green, recreation ground, children's playground, village pond, shop, pub and Anglican Church. Around 7.5 miles away is Billingshurst a village offering facilities 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.





Approximate Area = 1206 sq ft / 112 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 1400 sq ft / 130 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). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1439123

**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, water and mains drainage are currently connected to the property.  
 Council Tax Band F. EPC-n/a - Grade II listed.

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

