



## Brookhouse Barn

West Chiltington Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9EA

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**Alex Harvey**  
A passion for property

# Brookhouse Barn

An impressive four/five-bedroom converted barn, situated on a mature plot of around six acres with a one-bedroom annexe, double garage with tractor shed and stables. Located in the rural outskirts of Billingshurst yet conveniently just a short drive from Billingshurst mainline railway station and high street.

- FOUR DOUBLE BEDROOMS
- RECENTLY REFITTED OPEN PLAN KITCHEN
- UTILITY & STUDY/FIFTH BEDROOM
- SIX ACRES WITH STABLES AND TENNIS COURT
- EXTENSIVE GARAGING & PARKING
- ONE-BEDROOM ANNEXE
- NO ONWARD CHAIN









The welcoming entrance hall provides access into this spacious converted barn with underfloor heating throughout, with the living quarters to the left and to the right are the sleeping quarters.

The main living area of this home is a real highlight of this home with exposed beams, wood-effect flooring and plenty of natural light from double height glazing. The sitting/dining room offers a versatile space with a wood-burner, plenty of space for a dining furniture and two sets of double doors leading outside. The open plan kitchen has been recently refitted with modern, shaker-style units with contrasting stone worktops and finished with a double sink with Quooker™ tap. Appliances include split-level double oven, coffee machine and microwave, an induction hob with built-in extractor, integral dishwasher and an American-style fridge/freezer. Stairs lead to the mezzanine first floor which is currently used as a study but could be used as a fifth bedroom.

To the other side of the property is the cloakroom, double cupboards and a utility room with space and plumbing for a washing machine and dryer. A bright hallway with skylights provides access to four double bedrooms and the family shower room. All of the bedrooms have built-in storage, bedroom two has an ensuite shoe room and bedroom one has the luxury of a recently refitted ensuite bathroom that includes a separate shower.

The attached, one-bedroom annexe has a kitchen and shower room, making this home ideal for multi-generational family living.







## OUTSIDE

Set on a plot of around six acres, this home is approached via a double, electric-gated driveway leading to ample parking spaces, a barn-style tractor shed with a double garage, and stables. The garden adjacent to the property is mainly laid to lawn with a greenhouse, swimming pool (not heated), raised pond with water feature, an elegant timber Breeze house™ with seating, and a generous patio area, perfect for alfresco dining. Beyond this area is a stream with bridges, a tennis court and a large field/paddock.

This home is around 2.5 miles from 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.



