



Gallops Cottage

Morgans Green, The Haven, Billingshurst, West Sussex, RH14 9BJ

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An impressive four-bedroom semi-detached cottage, situated on a mature plot with driveway parking and south-facing garden with outbuilding. Located in a rural hamlet on the outskirts of Billingshurst, yet just a short drive from the village and mainline station.

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM WITH FEATURE FIREPLACE
- SEPARATE UTILITY ROOM
- PANORAMIC COUNTRYSIDE VIEWS
- NO ONWARD CHAIN



This beautifully located semi-detached home offers countryside living with plentiful accommodation set on a delightful south-facing garden with a detached workshop/studio and a greenhouse.

The welcoming hallway provides access to the living room, kitchen/dining room, and stairwell to the first floor. The dual aspect living room is a lovely bright space with a feature fireplace incorporating a wood burner, stone hearth and solid-wood mantel.

The triple aspect kitchen/dining room is a particular feature of this property, with plenty of natural light and practical, stylish wood-effect flooring and double doors leading into the garden. The kitchen has been fitted with shaker-style units with complementing worktops and finished with chrome-effect handles. Appliances include two split-level ovens, induction hob with extractor over, and integrated dishwasher and fridge/freezer. The attached utility room offers space with plumbing for a washing machine. The downstairs cloakroom is accessed from the kitchen.

The stairwell leads to the bright and spacious first-floor landing, providing access to all four bedrooms, a family bathroom and a further shower room. Dual aspect bedroom one has the benefit of built-in wardrobes and far-reaching views across the local countryside.

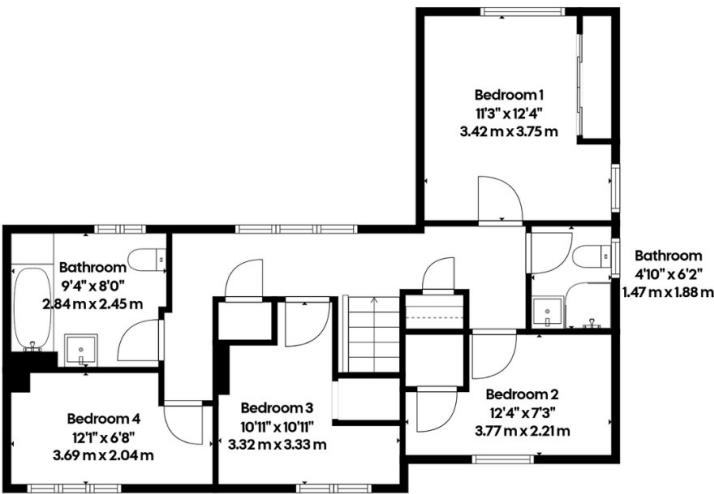
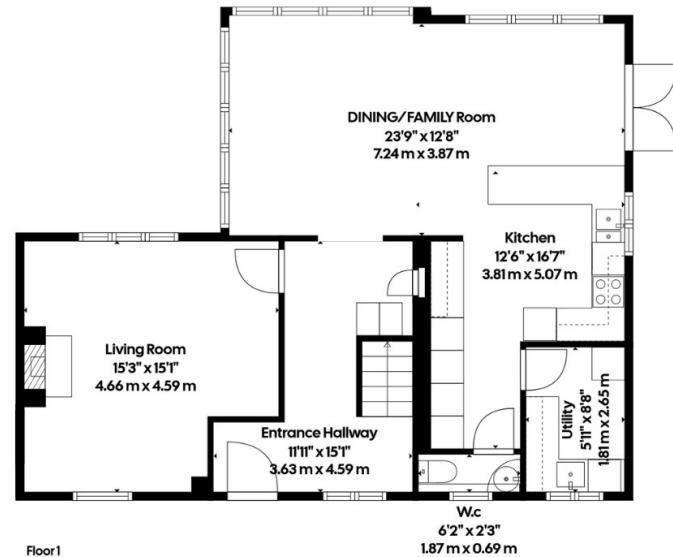
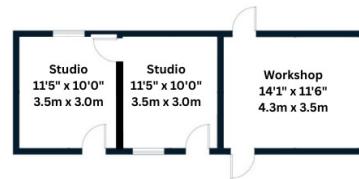


OUTSIDE

The property is approached via a gravelled driveway, with parking for several vehicles. A side gate leads to the south-facing garden, perfect for aspiring and experienced gardeners alike. The garden is mainly laid to lawn with mature planting including trees and raised vegetable beds, and has a generous patio with pergola, providing the ideal space for alfresco dining. For further convenience there is an outbuilding with workshop and studios, a garden shed and a good-sized greenhouse.

Located in the rural Morgan's Green, with Billingshurst village just a short drive away offering a variety of 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.





TOTAL: 1520 sq. ft, 141 m²
 FLOOR 1: 853 sq. ft, 79 m², FLOOR 2: 667 sq. ft, 62 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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 (heating), water and shared private drainage are currently connected to the property. Council Tax Band C, 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

