



Brooklands Farm

Durbans Road, Wisborough Green, Billingshurst, West Sussex, RH14 0DQ

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Alex Harvey
A passion for property

Brooklands Farm

An historic and characterful Grade II listed, circa 17th century, four-bedroom farmhouse, situated on a mature plot of around 1.3 acres with detached triple carbarn. Located in the semi-rural outskirts of Wisborough Green, yet conveniently close to local amenities and just a short drive from Billingshurst with a mainline railway station.

- GRADE II LISTED FARMHOUSE
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- MANY CHARACTER FEATURES
- SOUTH-WEST FACING GARDEN
- SEMI-RURAL LOCATION







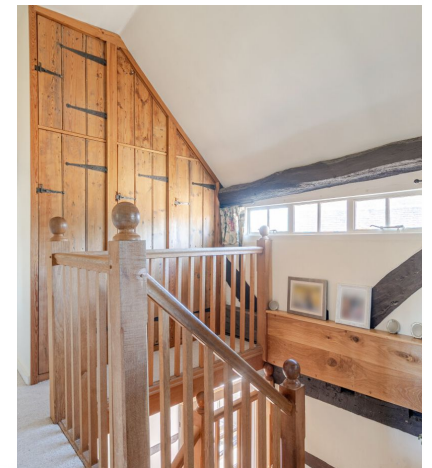


Steeped in history this remarkable detached farmhouse offers a multitude of character features and surprisingly plentiful and versatile accommodation, set on a mature plot of around 1.3 acres with formal gardens, detached barn-style carport and extensive driveway parking.

The bright and spacious hallway provides access to the ground floor accommodation which has exposed beams throughout and consists of kitchen/breakfast, dining room, sitting room, 2nd kitchen/utility room, office/living room and family room/bedroom 5. The kitchen is fitted with a variety of traditional units with granite worktops, a four-door Aga™ cooker, and is finished with practical yet stylish stone tiled flooring. The dining and sitting room are stunning spaces both with inglenook fireplaces, a wood burner in the dining room and open fireplace in the sitting room.

The 2nd kitchen/utility is a very useful space which leads to the downstairs bathroom which has a luxury claw-foot bathtub and a separate walk-in shower. Entered via the 2nd kitchen/utility is the attached barn, currently used as a home office, which has stonework walls and feature window. From here is the family room which could equally be used as a ground floor bedroom, making this home perfect for multi-generational families.

The solid oak staircase leads to the part-galleried first-floor landing which provides access to all four double bedrooms and the family bathroom. All of the bedrooms have built-in wardrobes and exposed beams. Bedroom one has the benefit of a dressing area and a characterful ensuite shower room.





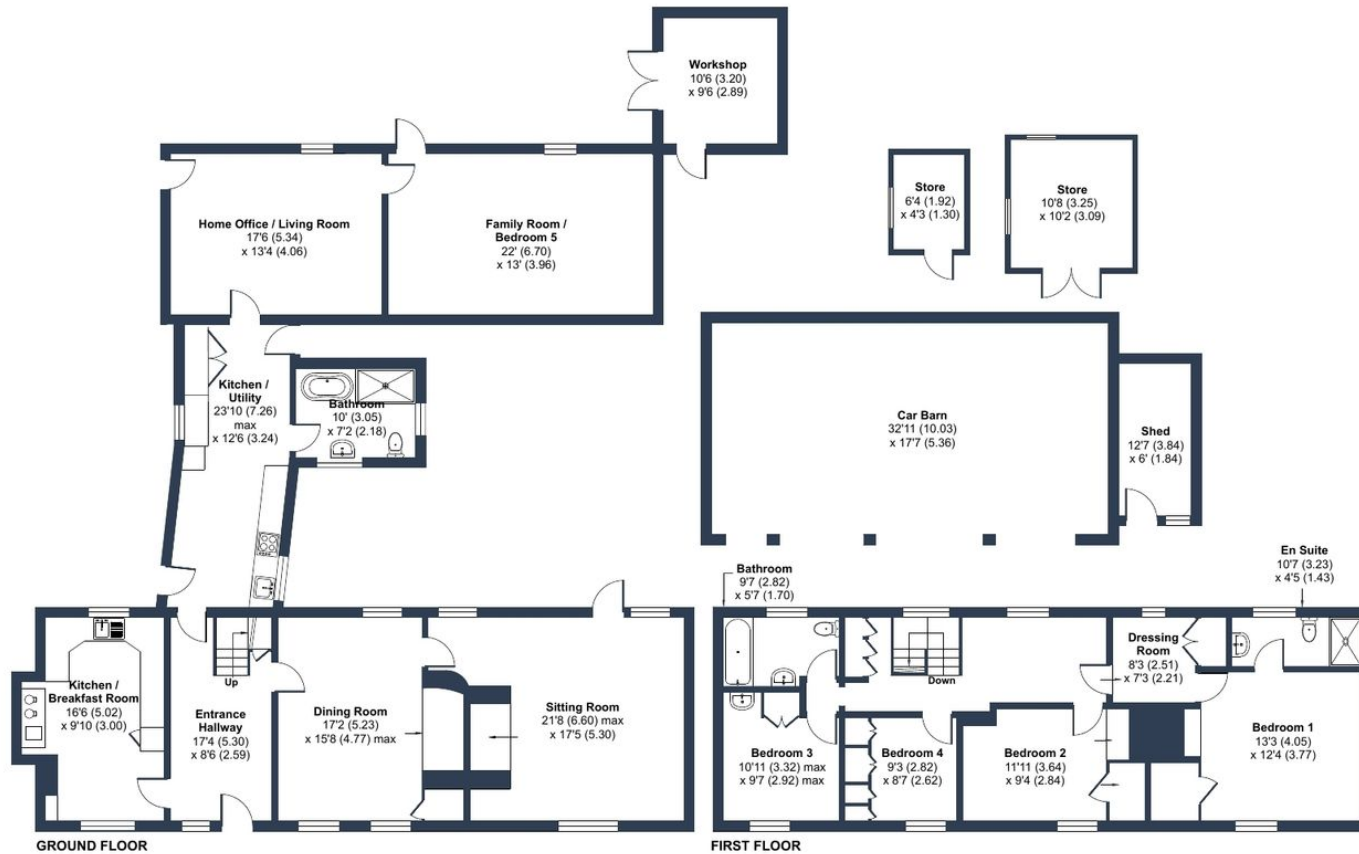


OUTSIDE

The property is approached via an extensive, gated, gravelled driveway leading to the barn-style triple carport. The formal gardens are beautifully maintained and include a multitude of thoughtful planting and a summer house. To the rear of the property is a field with a fenced off vegetable garden that includes a greenhouse and raised beds. There is a generous area of patio which provides the ideal area for garden furniture, perfect for alfresco dining.

The popular village of Wisborough Green is renowned for its central Village Green, which plays host to many local events, and has a shop, Post Office, primary school, two well-reviewed public houses and the parish church. Billingshurst is a short drive away, providing shopping facilities, schooling for all age groups, a leisure centre, and a mainline station with services into London (Victoria), Gatwick and the south coast. Horsham and Gatwick Airport are approximately 10 and 32 miles away respectively.





Approximate Area = 2092 sq ft / 194.3 sq m
 Outbuildings = 1430 sq ft / 132.8 sq m (includes car barn)
 Total = 3522 sq ft / 327.1 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). © nchecon 2026. Produced for Alex Harvey Estate Agents. REF: 1428920

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 mains drainage are currently connected to the property.
 Council Tax Band G. EPC-N/A (Grade II listed). Agents note: some photos used in this brochure were taken Autumn 2025.

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

