



## Stonepits Lodge

Marringdean Road, Billingshurst, West Sussex, RH14 9HE

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**Alex Harvey**  
A passion for property

# Stonepits Lodge

An impressive five-bedroom family home, situated on a mature plot of just over half an acre with wrap-around gardens. Located on the semi-rural outskirts of Billingshurst and yet a short distance from a convenience store and the mainline railway station.

- FIVE BEDROOMS
- TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- DETACHED GARAGE
- HOME OFFICE/GYM









This spacious and imposing home is set within a plot of just over half an acre, with wrap around gardens, detached garage and located in a fabulous, semi-rural location with countryside views.

The welcoming hallway provides access to the study, utility, downstairs w.c., kitchen/breakfast room, dining room and sitting room. The study, to the front of the property, is ideal for those working from home. The dual aspect kitchen/breakfast room is a lovely bright space with plenty of natural light. The kitchen is fitted with shaker-style units with granite worktops and finished with chrome-effect handles. Appliances include a Rangemaster cooker with extractor over, and integrated microwave, dishwasher, fridge and freezer. The utility provides space with plumbing for a washing machine. The central dining room has double doors to the garden. The triple aspect sitting room is an impressive room with feature fireplace with a wood burner and a bay window overlooking the garden.

The stairwell leads to the first-floor landing with access to all five bedrooms, 3 doubles and 2 singles, and the family bathroom. Bedroom one has the benefit of built-in wardrobes and a modern en-suite shower room fitted with twin basins, w.c. unit, and walk-in shower.





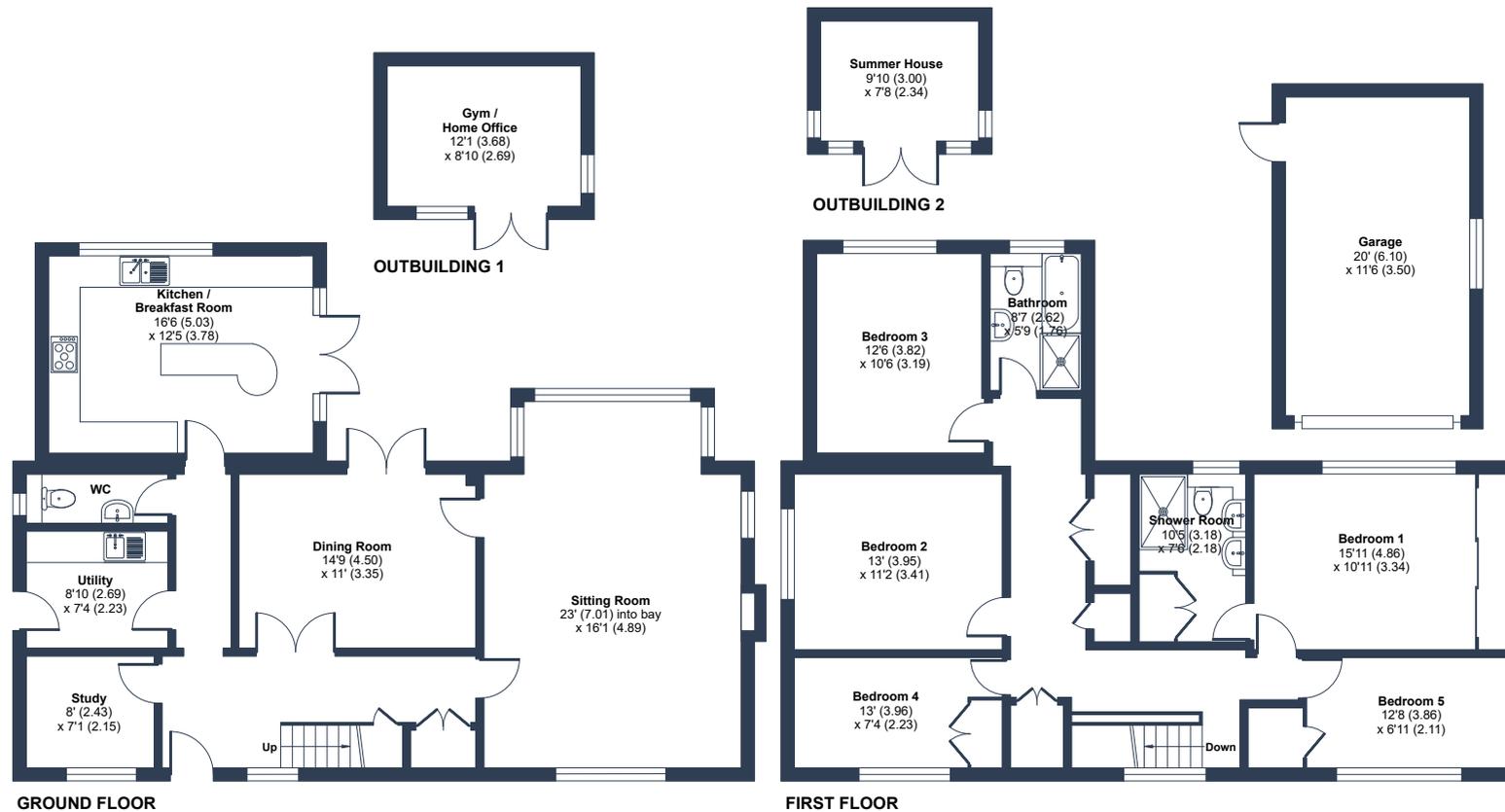


## OUTSIDE

The property is approached via an electric-gated drive, with ample parking, leading to a detached garage with power & lighting. The beautifully maintained wrap-around gardens are a particular feature of this home, with plenty of scope for aspiring gardeners. The outbuilding, with power & lighting, currently used as a gym could equally be a home office. The patio to the rear of the property is ideal for alfresco dining.

Billingshurst is a thriving village offering a wealth 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 regular services to London/Victoria and the south coast.





Approximate Area = 2148 sq ft / 199.5 sq m  
 Garage = 230 sq ft / 21.3 sq m  
 Outbuildings = 181 sq ft / 16.8 sq m  
 Total = 2559 sq ft / 237.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Alex Harvey Estate Agents. REF: 1146598

**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, mains gas and private drainage are currently connected to the property.  
 Council Tax Band E. EPC-C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110** or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

