



Beech Cottage

Dragons Lane, Dragons Green, Shipley, Horsham, West Sussex, RH13 8GD

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Beech Cottage

An extended four bedroom attached character cottage, approached via a sweeping driveway, situated in a semi-rural setting, yet close to Shipley, Southwater & Horsham.

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- TWO RE-FITTED BATH/SHOWER ROOMS
- SECLUDED MATURE REAR GARDEN



A well-presented four-bedroom house which has been subject to a sympathetic extension that provides spacious accommodation arranged over two floors.

Upon entering the house there is a welcoming entrance hall with doors into the family room and sitting/dining room.

The open plan sitting/dining room is triple aspect and enjoys views of both the front and rear garden. To the front is a sitting area that is open plan into a dining area with double doors out to the rear garden. The family room offers a wealth of character features, including a beamed ceiling and central fireplace with an exposed brick surround and inset open fire.

The kitchen/breakfast room overlooks the rear garden and has space for a table and chairs, from here there is a rear lobby that provides access to a ground floor cloakroom and out to the rear garden.

To the first floor is a split-level landing with access to four bedrooms and a re-fitted family bathroom, comprising of a white suite with a panel enclosed bath with shower over. The main bedroom is a feature of the house being dual aspect, thus enjoying views of the front and rear gardens. The en-suite shower room has been re-fitted to include a walk-in shower cubicle.



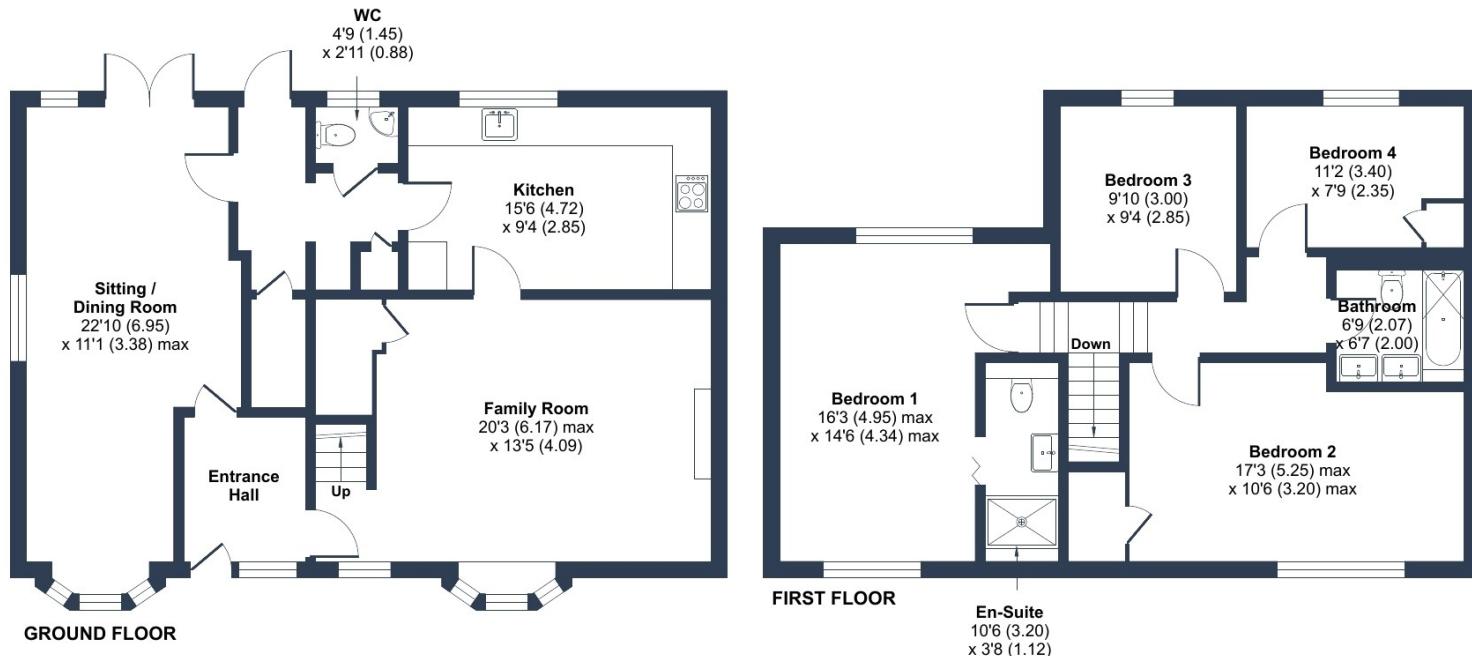
OUTSIDE

To the front of the house is an extensive area of driveway parking for numerous vehicles. A side gate then leads into a secluded garden, with a paved patio area, ideal for alfresco dining.

Dragons Green, is an ancient hamlet, close to The Knepp Castle Estate. The historic, well-rated pub, The George & Dragon is to be found at the end of the road. Nearby Shipley village offers a church, primary school and two well-rated public houses.

For the commuter, there is access to the A24 & A272, and railway stations with services to London/Victoria, are in Billingshurst, Horsham or Christs Hospital.





Approximate Area = 1543 sq ft / 143.3 sq m

or identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1284122

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 F. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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