



Tall Trees

Marringdean Road, Billingshurst, West Sussex, RH14 9HF

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Alex Harvey
A passion for property

Tall Trees

An impressive four/five-bedroom family home, situated on a mature plot with wrap around gardens and attached double garage. Located on the semi-rural outskirts of Billingshurst and yet a short drive from a convenience store and the mainline railway station.

- FOUR/FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- WRAP AROUND GARDENS
- ATTACHED DOUBLE GARAGE
- SEMI-RURAL VILLAGE LOCATION









This spacious and imposing home is set within a plot of two thirds of an acre, with wrap around gardens, double garage and located in a fabulous, semi-rural location with far-reaching countryside views.

The welcoming hallway provides access to the ground floor accommodation consisting of downstairs cloakroom, sitting room, dining room, kitchen/breakfast room, utility/boot room, and downstairs bedroom with ensuite. The dual aspect sitting room has a feature fireplace with brick surround and hearth. An internal door leads into the dining room with ample space for table and chairs and double doors leading into the garden. From here are double, glazed doors into the dual aspect kitchen / breakfast room, a real highlight of this home, with tiled flooring and plenty of natural light. The kitchen is fitted with shaker-style units with granite worktops including a central island. Appliances include a split-level double oven, induction hob with extractor over, and integrated dishwasher, fridge and freezer. The utility, with attached boot room, offers space with plumbing for a washing machine and dryer. The ground floor, double bedroom with ensuite bathroom make this home ideal for multi-generational families.

The central winding stairwell leads to the first-floor reception room, with double doors leading onto a balcony with glorious views of surrounding countryside. The first floor has three further double bedrooms, family bathroom and a shower room. All bedrooms have built-in storage, bedroom two has an attached dressing room which could also serve as a fifth bedroom.



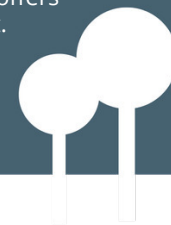


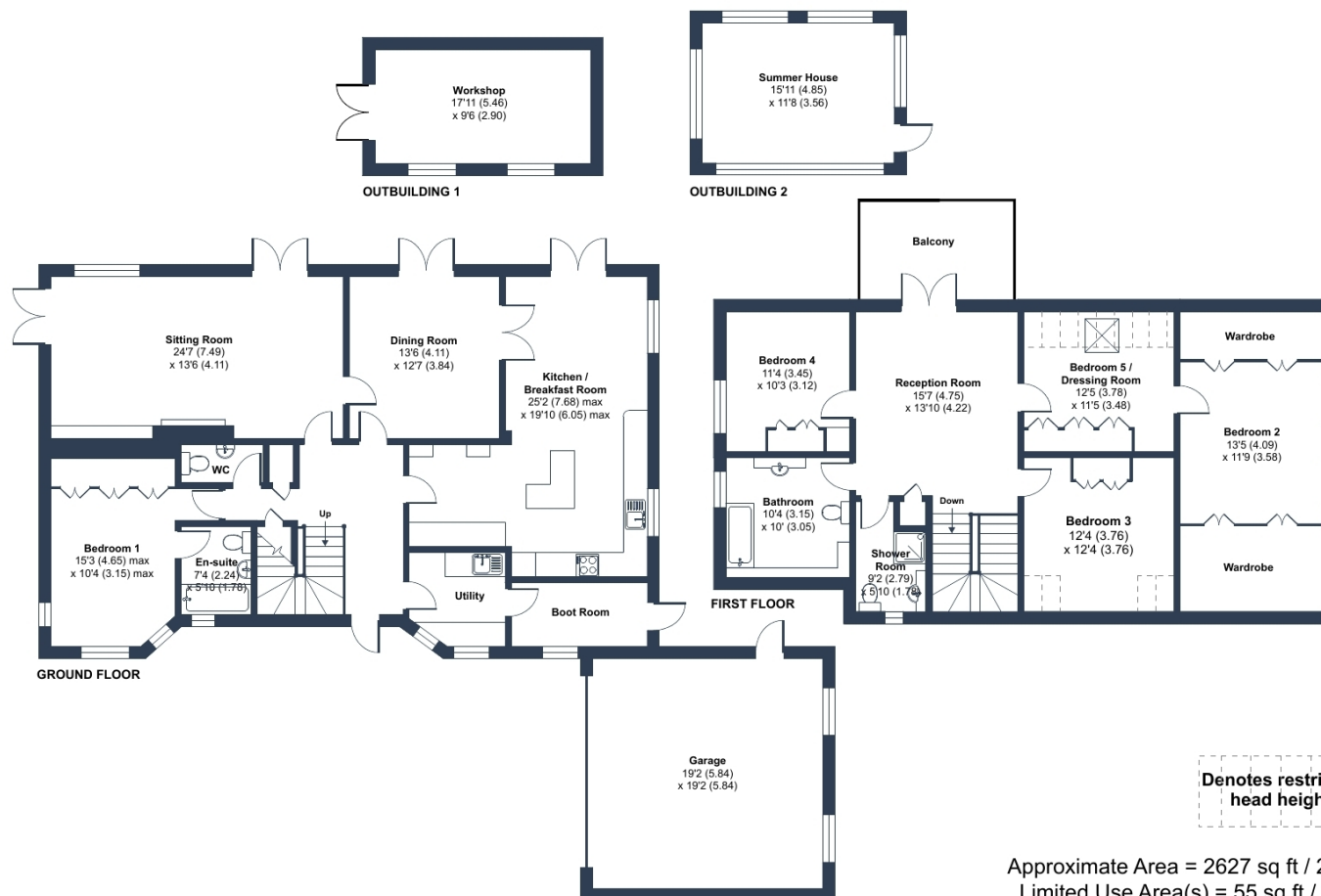


OUTSIDE

Set on a plot of around two thirds of an acre, the property is approached via a gravelled driveway, with ample parking space, leading to the attached double garage with power and lighting. The wrap around gardens are glorious and beautifully maintained with areas of lawn, flower beds, ornamental pond with feature bridge and waterfall, mature trees, summerhouse, workshop, and a generous patio area, perfect for alfresco dining.

Billingshurst is 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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1496786

Approximate Area = 2627 sq ft / 244 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 367 sq ft / 33.2 sq m
Outbuildings = 357 sq ft / 33.2 sq m
Total = 3406 sq ft / 316.4 sq m

For identification only - Not to scale

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, mains gas, water and private drainage (Septic tank) are currently connected to the property. Council Tax Band G, 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**