



Knutters

Marringdean Road, Billingshurst, West Sussex, RH14 9HQ

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Alex Harvey
A passion for property

Knutters

A fabulously located three-bedroom detached chalet-style bungalow, situated on a mature plot approaching 0.25 of an acre, with detached garage and countryside views. Located on the outskirts of Billingshurst, a short distance from the mainline railway station and the village centre. No onward chain.

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- TWO BATH/SHOWER ROOMS
- SEPARATE UTILITY ROOM
- DETACHED GARAGE & DRIVEWAY
- SEMI-RURAL VILLAGE LOCATION



This well-appointed detached home offers plentiful and versatile accommodation, set on a mature plot with countryside views, detached garage and ample driveway parking.

The welcoming entrance hall provides access to the sitting room, ground floor bedroom, cloakroom, stairwell to the first floor, and the kitchen/dining room. The dual aspect sitting room, to the front of the property, has plenty of natural light and a feature gas fire. The ground floor bedroom has the benefit of an en-suite shower room, making this property ideal for a multi-generational family. The kitchen/dining room is a particular feature of this home, with practical and stylish wood-effect flooring and stable door to the utility room. The kitchen is fitted with shaker-style units with contrasting worktops and finished with traditional tiling. Appliances include an Aga™ cooker with extractor over and an integrated dishwasher. The utility room provides space with plumbing for a washing machine and has an external door making this ideal for use as a boot room.

The stairwell leads to the first-floor landing with access to two further double bedrooms and family bathroom. There is access to useful eaves storage in both of these bedrooms. The bathroom has been fitted with a suite comprising close-coupled WC, pedestal basin, and panelled bath.



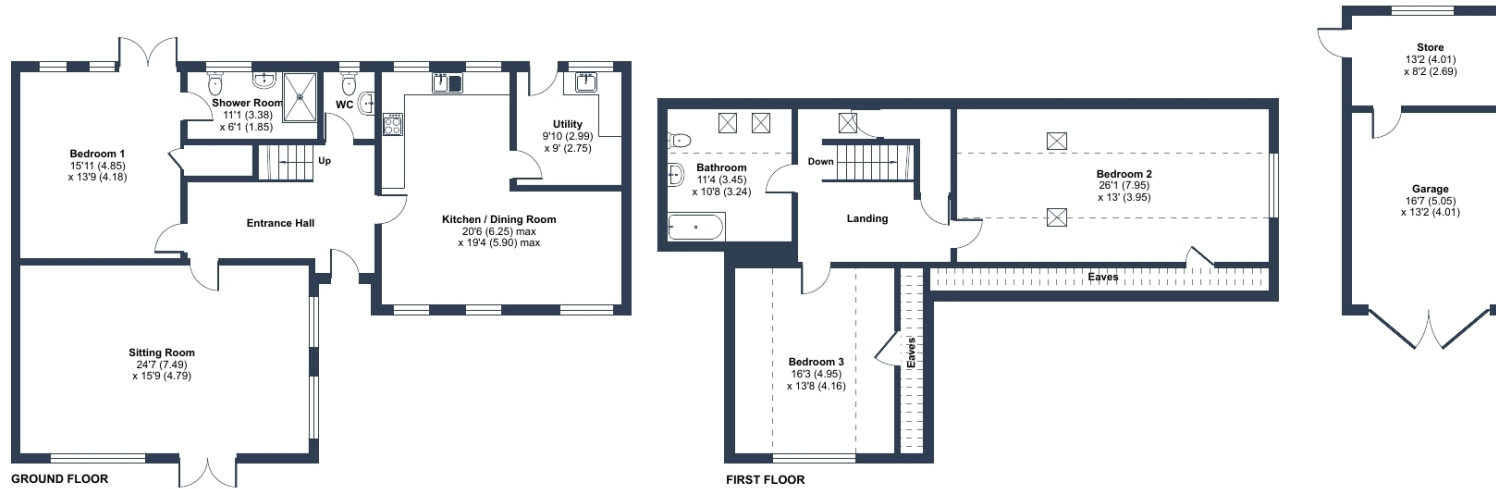
OUTSIDE

Set on a plot approaching $\frac{1}{4}$ of an acre, the property is accessed via a driveway, with parking for three vehicles, that leads to the detached wooden garage. A pathway leads to the rear garden, the perfect space for aspiring gardens with glorious, far-reaching views of the surrounding countryside. The garden is mainly laid to lawn with mature hedging and flower beds; a side patio area provides a lovely shady area for alfresco dining and summertime entertaining.

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.



Denotes restricted
head height



Approximate Area = 1845 sq ft / 171.4 sq m
 Limited Use Area(s) = 458 sq ft / 42.5 sq m
 Garage / Store = 323 sq ft / 30 sq m
 Total = 2626 sq ft / 243.9 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). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1343073

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 are currently connected to the property.
 Council Tax Band F. EPC-C.

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

