



Leverance Barn, Marles Lane, Billingshurst, West Sussex

CHURCHILL  
COUNTRY & EQUESTRIAN

STRUTT & PARKER  
BNP PARIBAS GROUP



# Leverance Barn, Marles Lane, Billingshurst, West Sussex RH14 9BT

A contemporary barn conversion, offering 4 bedrooms, set in a quiet rural lane with views over open countryside.

Billingshurst Railway Station 3.5 miles (London Victoria 75 mins approx), Horsham 7.2 miles (London Victoria 53 mins approx, London Bridge 54 mins approx), Guildford 16.6 miles, Gatwick 21.7 miles, Chichester 25 miles, Brighton 33.8 miles.

Reception hall | Open plan Sitting/Dining area  
Kitchen | Utility/boiler room | Shower room  
Principal bedroom with en suite shower room  
3 Further bedrooms | Family bathroom | Garage and carport | Garden, just under 0.5 acre | EPC rating B.

## The property

With its striking design and open-plan interiors, Leverance Barn provides light and airy accommodation with stylish, modern fittings and bright, neutral décor. Wooden flooring extends throughout the ground floor, which comprises an open-plan sitting and dining area, with adjoining kitchen. Double-height ceiling and glazing ensure the open plan reception room is filled with natural light, with the seating area centred around a feature wood-burning stove and bi-fold doors opening onto a paved terrace. It also features its own colonial style ceiling fan. The dining area is adjacent to the kitchen where sliding doors offer the option to close off the kitchen area when desired. The kitchen is fitted with on-trend wall and base level units, with ample work surfaces and integrated appliances, and a side lobby gives direct access to the outside. A ground floor bedroom and an ultra-modern shower room complete the lower floor accommodation.

On the first floor, there are three further bedrooms with the principal room having stylish en suite facilities, fitted wardrobes and French doors affording views over the surrounding terrain. There are two further bedrooms, both with wardrobe storage, along with a family bathroom at this level.

## Outside

The barn is approached off a quiet lane on to a gravel driveway where there is ample space for parking. An open bay car port and garage with barn doors provide covered space for parking or storage and there is also a useful log store. At the back of the barn is a delightful paved terrace enclosed by a low brick wall with some raised planting, which opens out to the level lawn. Post and rail fencing denotes the boundaries and the property takes full advantage of the open rural views over the surrounding countryside.

## Location

The property is located in a rural setting just to the north of Billingshurst, which provides a range of shops for everyday needs, along with three public houses and a dental practice and doctors' surgery.

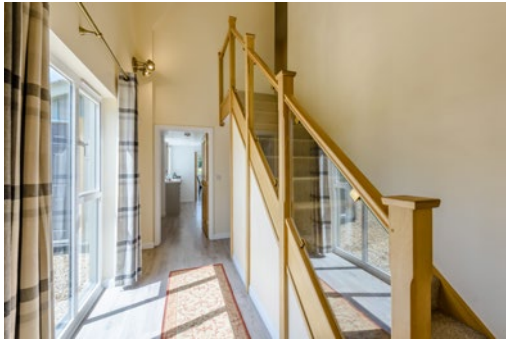
The market town of Horsham is easily accessible and provides a more comprehensive range of facilities including John Lewis Home and Waitrose, Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavilions Leisure Centre.

Communications are excellent with trains to both London Victoria and London Bridge from Billingshurst and from Horsham. There are excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network.

The area is well served with excellent schools; notably Windlesham House, Dorset House, Christ's Hospital, The Weald, Farlington, Pennthorpe and Seaford College.







## Directions

From Billingshurst go north on the A29 and straight over the Five Oaks roundabout. Continue and then take the next left into Haven Road and proceed to the hamlet of The Haven. Turn left here with The Blue Ship public house on your left. After approximately 1/4 mile turn left into Okehurst Road. After approximately 200 yards turn left into Marles Lane. Continue on this road for approximately 1 mile and the entrance to Leverance Barn can be found on the left hand side.

## General

**Local Authority:** Horsham District Council.

Tel: 01403 215100.

**Services:** Mains water, electricity and private drainage. Oil fired central heating.

**Council Tax:** The property is in Tax Band F.

**Agent's Note:** Further land available by separate negotiation.

Horsham

01403 246790

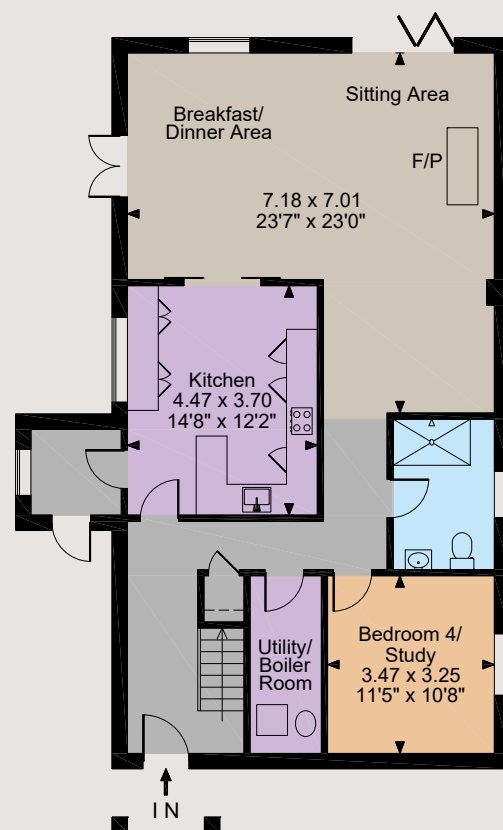
horsham@struttandparker.com  
struttandparker.com

 @struttandparker

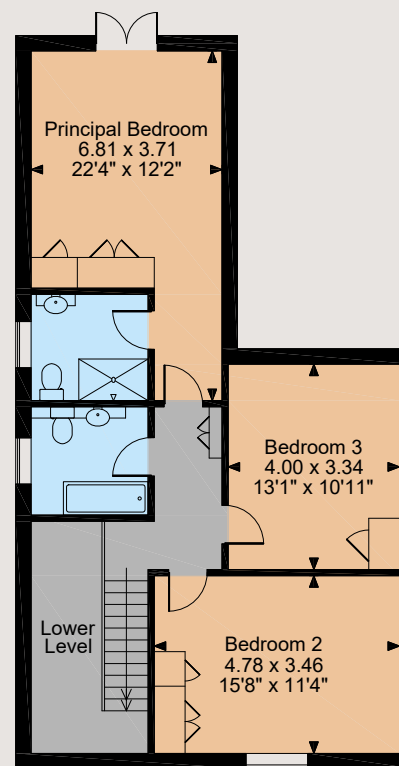
 /struttandparker

50 offices across England and Scotland, including Prime Central London

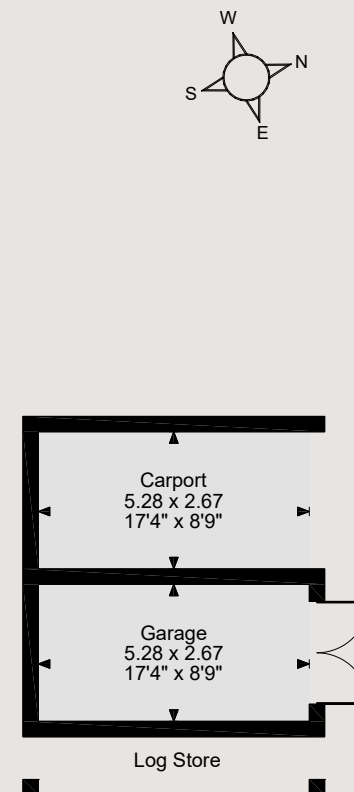
Floorplans  
Main House internal area 1,818 sq ft (169 sq m)  
Carport & Garage internal area 321 sq ft (30 sq m)  
Quoted Area Excludes 'External Log Store'  
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8464652/DWL

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2021. Particulars prepared August 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited