



# BASHURST HILL, WEST SUSSEX

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BASH

HILL

WES

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# HOME FEATURES & SPECIFICATIONS

An impressive six-bedroom family home set on approximately 2.9 acres of mature grounds, featuring a double garage, tennis court, and outdoor swimming pool.

Nestled in a semi-rural location with picturesque countryside views, it is conveniently located just a short distance from Christ's Hospital mainline railway station.

- 5 DOUBLE BEDROOMS
- LOFT ROOM/6TH BEDROOM
- 2 EN SUITES
- FAMILY BATHROOM
- LOBBY
- RECEPTION HALLWAY
- DRAWING ROOM
- STUDY
- DINING AREA
- FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- PANTRY
- CLOAKROOM
- GAMES ROOM
- DOUBLE GARAGE
- SHEDS
- SWIMMING POOL
- TENNIS COURT
- GROUNDS EXTENDING TO 2.9 ACRES
- AREA OF WOODLAND

**GUIDE PRICE**  
£1,850,000 STC

**TENURE**  
Freehold

**VIDEO**  
Ask Agent

# KITCHEN, DINING & RECEPTION



Kitchen/Dining

The ground floor features spacious and inviting reception rooms, including a panelled study and dining room at the front, as well as a dual-aspect drawing room at the rear, complete with a brick fireplace and French doors leading to the garden. Additionally, there's a family room connected to the open-plan kitchen and breakfast area. This expansive social space boasts tiled flooring, a partially vaulted ceiling with exposed timber beams, and bi-fold doors that open to the patio. The kitchen is equipped with custom cabinetry, a central island, and integrated appliances.



Kitchen/Dining Room



Living Room



Reception

# BEDROOMS & BATHROOMS

The first floor features five beautifully appointed double bedrooms, two of which include en-suite bathrooms, including the spacious principal bedroom. Both en-suites are equipped with bathtubs and separate shower units, and there's also a family bathroom on this level. On the second floor, you'll find an additional double bedroom, perfect for use as a study or guest room.



Principal Bedroom





Fifth Bedroom



Fourth Bedroom



Second Bedroom



Rear Exterior



Swimming Pool



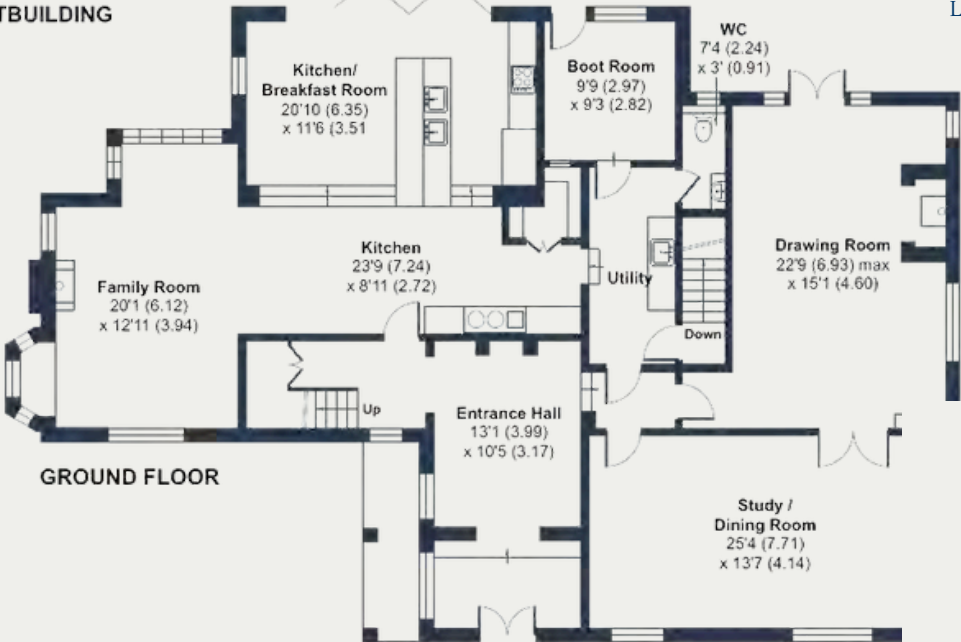
Tennis Court

# FLOOR PLANS & EPC

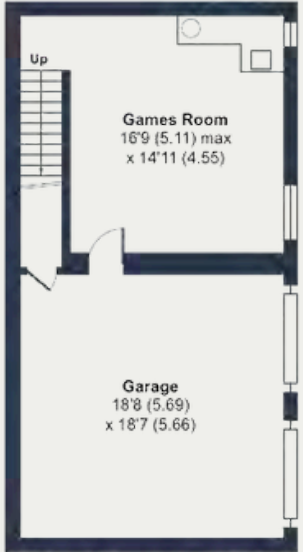


SECOND FLOOR

OUTBUILDING



GROUND FLOOR



LOWER GROUND FLOOR

Approx Area = 4,498 sq ft / 417.8 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Outbuilding = 61 sq ft / 5.7 sq m  
 Total = 4927 sq ft / 457.7 sq m

EPC RATING

E

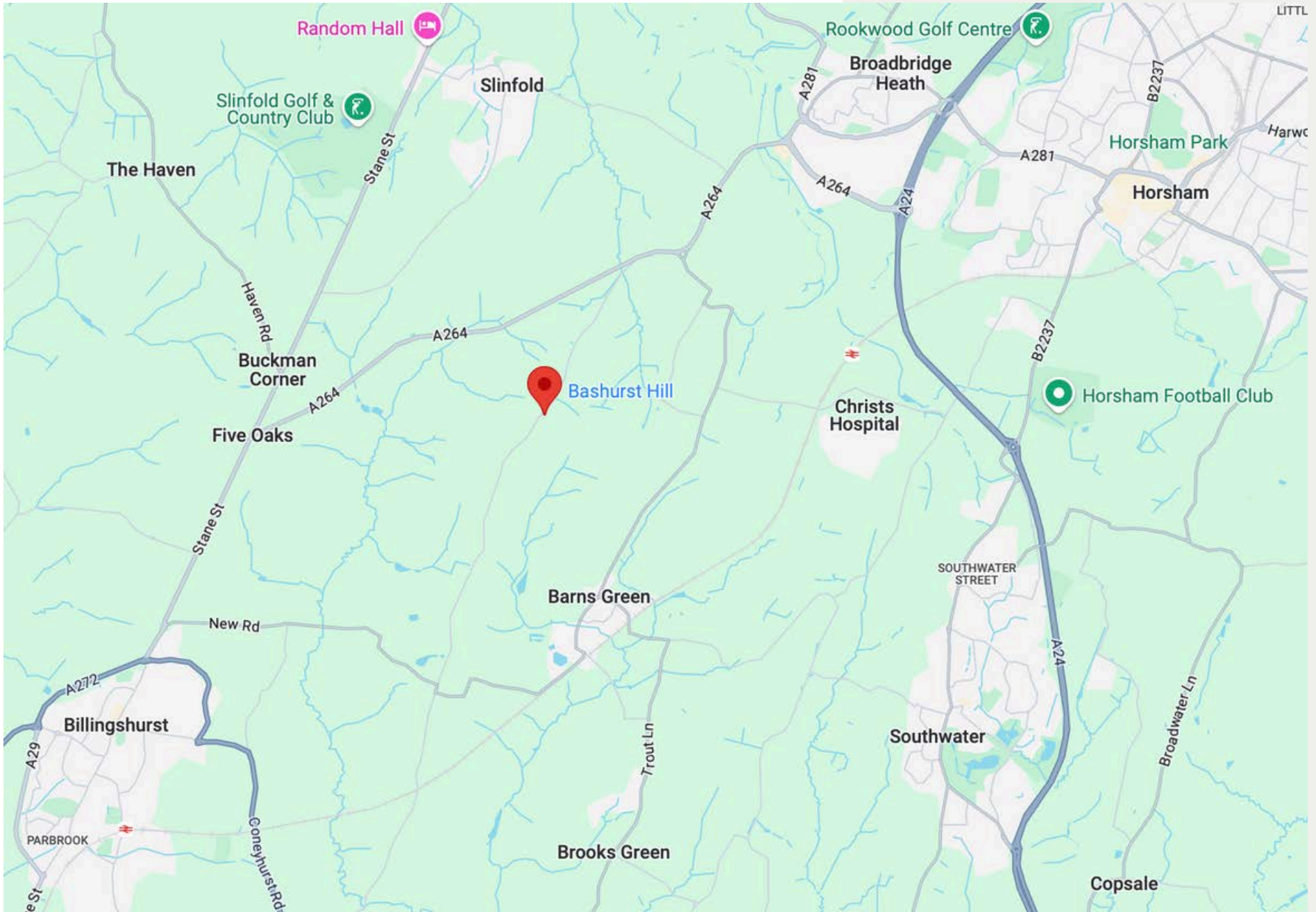
CERTIFICATE NO.

9733-3039-8206-5464-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

# LOCATION & MAP



# COUNTRYSIDE LIVING WITH EXCELLENT LOCAL AMENITIES

Bashurst Hill is a quiet, picturesque neighbourhood in West Sussex, known for its peaceful rural charm and surrounded by beautiful countryside.

It offers a semi-rural lifestyle with a strong sense of community, making it an attractive location for families and those seeking tranquillity while still being within reach of modern conveniences.

**RESTAURANTS &  
LOCAL PUBS**

**THE QUEENS  
HEAD**

Barns Green



**THE RED LYON**

Slinfold

**GROCERIES**

**WESTONS' FARM  
SHOP**

Itchingfield



**WAITROSE**

Horsham

**LOCAL  
AMENITIES**

**SLINFOLD GOLF  
& COUNTRY CLUB**

Slinfold



**SOUTH LODGE  
SPA**

Horsham

**SCHOOLS**

**PENNTHORPE  
SCHOOL**

7 miles



**FARLINGTON  
SCHOOL**

2.3 miles

**TRANSPORT  
LINKS**

**CHRIST'S  
HOSPITAL**

1.4 miles - Direct links  
to London Victoria



**HORSHAM**

3.5 miles - Direct links  
to London Victoria



# GET IN TOUCH

## CONTACT INFORMATION

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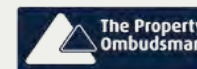
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\*The owner of this property is also the director of Wellbelove Quested Ltd. While every effort has been made to ensure that this brochure is accurate and up-to-date, prospective buyers should be aware that the seller is acting both as the owner and as the estate agent in this transaction.



Details Updated March 2025

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