NEXA PROPERTIES

BILLINGSHURST ROAD, BROADBRIDGE HEATH, HORSHAM

ASKING PRICE £1,250,000

Millmead is an attractive and highly individual country home, quietly positioned along a private lane beside the River Arun.

Originally a farm cottage, the property has evolved into a substantial and characterful residence of approximately 2,600 sq ft, set within grounds approaching three-quarters of an acre. Wisteria-clad elevations and a distinctive brick turret give the house strong architectural presence, while inside, exposed joinery, quarry tiled sills and cast iron radiators reflect its Arts & Crafts influence.

The accommodation is both generous and flexible, comprising four reception rooms and a well-appointed Clive Christian kitchen/breakfast room with granite worktops, bespoke cabinetry and French doors opening onto the garden. A separate utility room provides additional practicality.

Upstairs are five bedrooms, several enjoying views across the River Arun and surrounding farmland. The principal suite benefits from a double aspect, fitted wardrobes and a spacious en-suite bathroom. A family bathroom serves the remaining bedrooms.

The gardens extend to just under ¾ of an acre and are predominantly laid to lawn, incorporating a swimming pool, terrace, summer house, vegetable garden and mature natural screening. To the front, a block-paved driveway provides extensive parking, complemented by two detached garages.

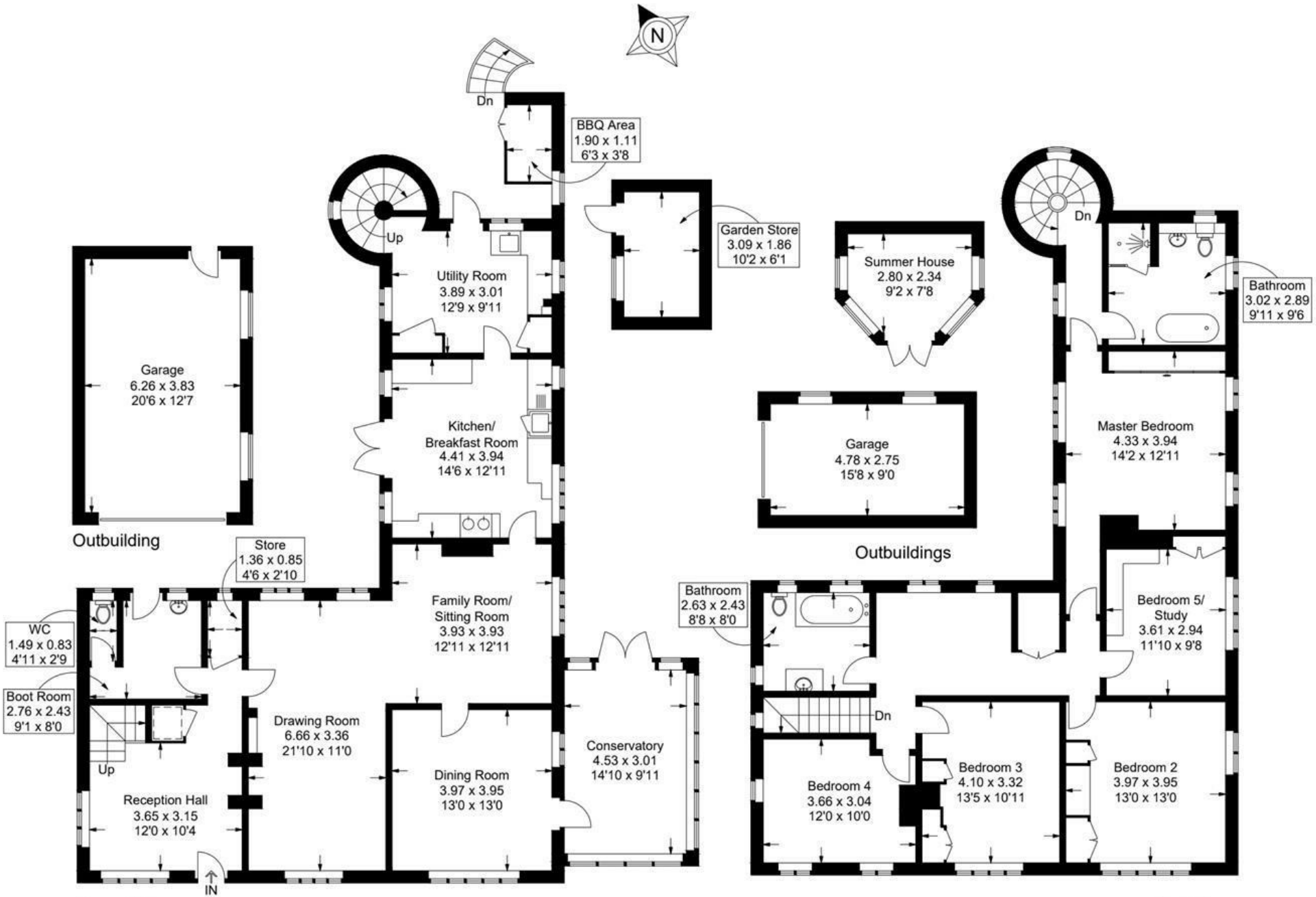
Millmead offers architectural distinction, privacy and well-balanced accommodation in a particularly appealing riverside setting.

what3words - ///boss.alarm.year

- NEAR 3/4 ACRE PLOT
- TWO DETACHED GARAGES
- SWIMMING POOL
- FIVE BEDROOMS AND FOUR RECEPTION ROOMS
- EN-SUITE BATH SHOWER ROOM AND FAMILY BATHROOM
- UNIQUE TURRET ARCHITECTURAL FEATURE
- AMPLE BLOCK-PAVED DRIVEWAY PARKING
- PRIVATE LANE WHICH LED TO A FORMER WATER MILL
- STUNNING RURAL VIEWS
- WISTERIA-CLAD ELEVATIONS IMPRESSIVE

Millmead, Billingshurst Road, Broad Bridge Heath

Approximate Gross Internal Area = 248.3 sq m / 2673 sq ft
Outbuildings = 50.8 sq m / 547 sq ft
Total = 299.1 sq m / 3220 sq ft



=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.