

**Penfolds,  
Property People.**

**Berrall Way, Billingshurst.**  
OIEO £500,000 Freehold





# Penfolds, Specification.

From the moment you open the front door you'll appreciate that there's something special about this home. It has grown with the family over the last 20 years and at each stage the layout has been thoughtfully designed to withstand the rigours of modern living! How amazing to be able to walk through your front door with a buggy and toddler in tow or a muddy dog and to have the space to drop and leave everything! The house was extended to create a lovely sitting room with a log burner and doors that open directly in to the garden and a vaulted principal bedroom above with an en-suite shower. The house is within a mile of the main line station, primary and secondary schools and the high street.

- Unique family home on sought after Penfold Grange
- Vaulted ceiling principal bedroom with en-suite shower
- Three further bedrooms
- Family bathroom
- Extended & modernised by current owner
- Sitting room with wood fired log burner
- Kitchen/dining room
- Cloakroom
- Landscaped garden with direct access to the garage
- EPC: C Horsham District Council Tax Band: D







"We truly love this house - evident by how long we have spent here! - it has grown and changed along with our family. It's a warm, cosy home but also perfect for socialising. The local area has been great for family life with the surrounding parks, schools and train station."

The Owner

**01403 289414**

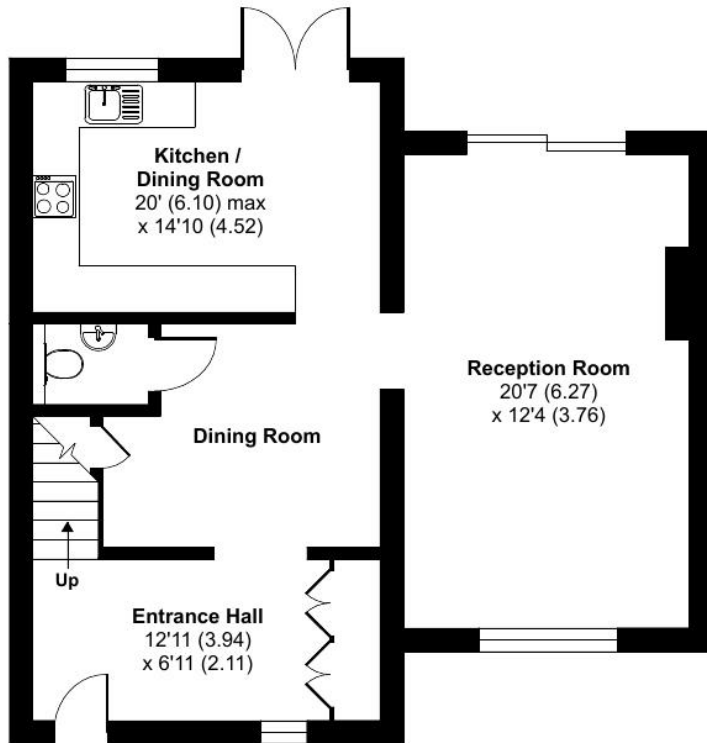
[enquiries@penfoldsestateagents.co.uk](mailto:enquiries@penfoldsestateagents.co.uk)

Approximate Area = 1333 sq ft / 123.8 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1588 sq ft / 147.5 sq m

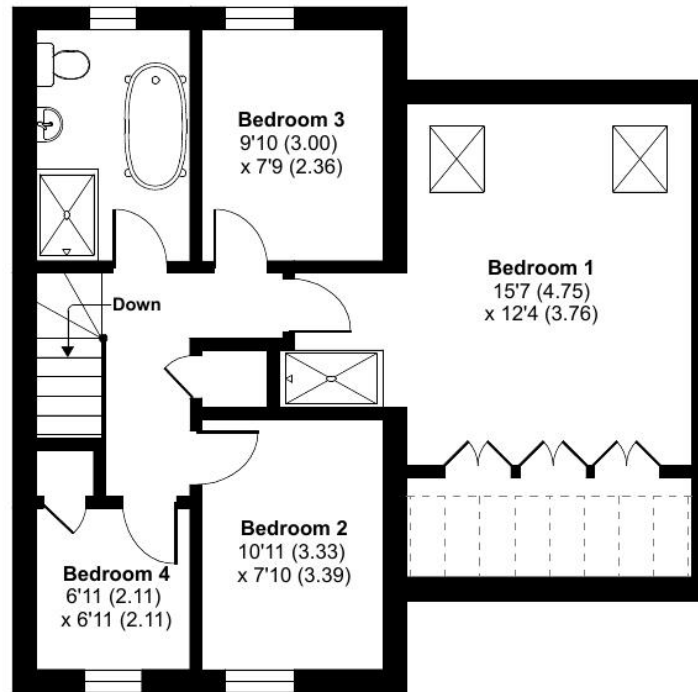
For identification only - Not to scale



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

