



Newlands | Shermanbury Road | Partridge Green, Nr Horsham | West Sussex | RH13 8EU

H.J. BURT
Chartered Surveyors : Estate Agents



Newlands | Shermanbury Road | Partridge Green | West Sussex | RH13 8EU

Asking Price: £850,000 | Freehold



- Spacious double fronted 5-bedroom detached family house
- Situated approximately 5 minutes' walk of the village High Street
- Close to the recreation ground and countryside walks
- Excellent ground floor accommodation including potential annexe
- Delightful, well stocked, front and rear gardens
- Drive with ample parking and large garage block
- No onward chain. Viewing recommended

Description

A superb and most attractive five-bedroom detached double fronted family residence situated on the outskirts of Partridge Green Village. This architect designed property is coming to the market for the first time since it was built in 1995. There is excellent living and bedroom space arranged over two floors, including five bedrooms, three bathrooms and generous reception space, with the fifth bedroom providing the option of a ground floor annexe. There is a good sized plot, including a large rear garden as well as excellent garaging and driveway with parking for numerous cars. The property is offered with no onward chain and an internal inspection is highly recommended.

On the ground floor, the **Entrance Hall** has double doors opening into the formal **Dining Room**. The main 24' sitting room enjoys an aspect to the front of the property and has an exposed brick fireplace with a multi-fuel burner. The **Kitchen/Breakfast Room** has a range of wall and base cabinets with worksurfaces and breakfast bar plus space for a separate dining table. Another main feature of the ground floor is the opportunity for an annexe by using the bedroom and shower room, that would be ideal for a live-in relative, Au Pair or teenagers. The **Bedroom** enjoys views over the gardens, has an **En-Suite shower Room** as well as its own access to the gardens. Further living space to the ground floor continues with a **Conservatory/Garden Room** with double doors opening directly out to the rear garden terrace, a useful **Utility Room** and **Cloakroom**.

A turned staircase leads to the **First Floor Landing**. This in turn leads into the main **Bedroom** that enjoys an aspect to the front of the property. There is a fitted wardrobe, shower cubicle and an enclosed WC and wash hand basin. There are three further **Bedrooms** plus a family **Bathroom** with a wall mounted shower over the bath, wash hand basin and a low-level WC.

Outside The front gardens are laid to lawn and there is a selection of beds and borders with mature shrubs and flowers. There is an ample driveway with parking for several cars leading to the large **Garage Block** which has two sizeable bays (24' and 17' long respectively), a workshop area plus further storage area. The sizeable and mature rear garden is a real feature of the property and is mainly laid to lawn with several areas of beds with trees, flowers and shrubs. There is a terrace area which is ideal for alfresco dining. A pathway leads through the lawned area to the rear of the garden where there is a working compost area.

Location

The property is situated on the eastern outskirts of the village close to the recreation ground, yet only five minutes' walk from the village High Street. The village has a primary school, doctors surgery, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with post office, butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North). The town offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping. There is a bus stop 2 minutes' walk away, that provides regular services between Horsham and Brighton, via the number 17 bus.

Information

Property Reference: HJB02401

Photos & particulars prepared: July 2023 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham District Council Council Tax Band: 'G'





Directions

From the B281, turn left on the B2116 to Partridge Green village where the property will be seen on the right just before the recreation ground.
Just Three Words: <https://w3w.co/magnitude.table.awards>

Viewing

An internal inspection is strictly by appointment with the Vendor's joint sole agents: **Henry Adams Horsham 01403 253271** or

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

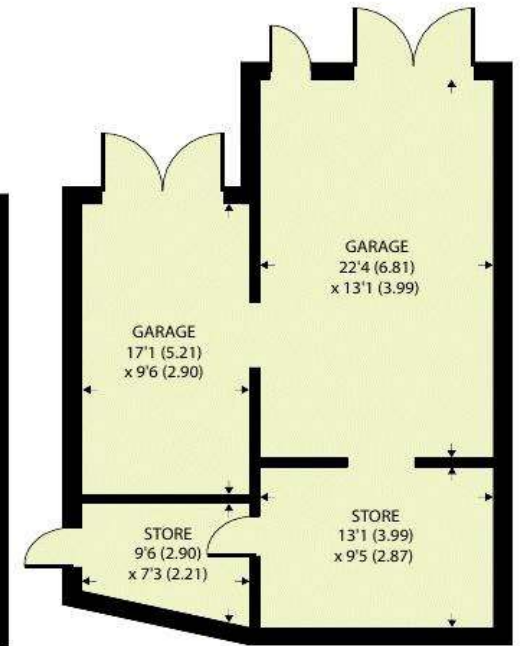
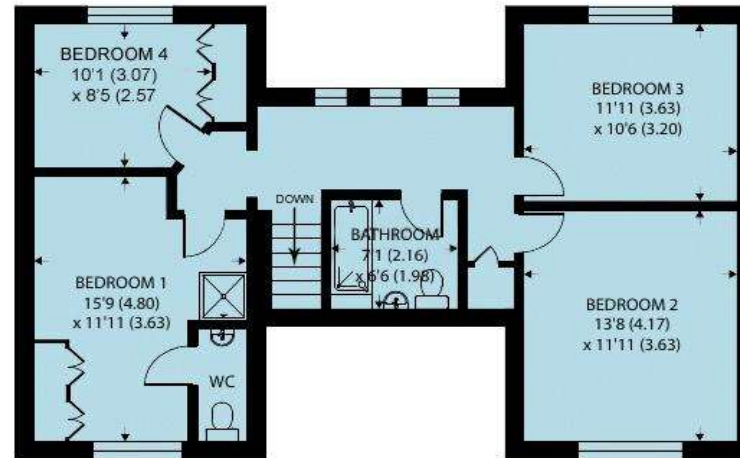
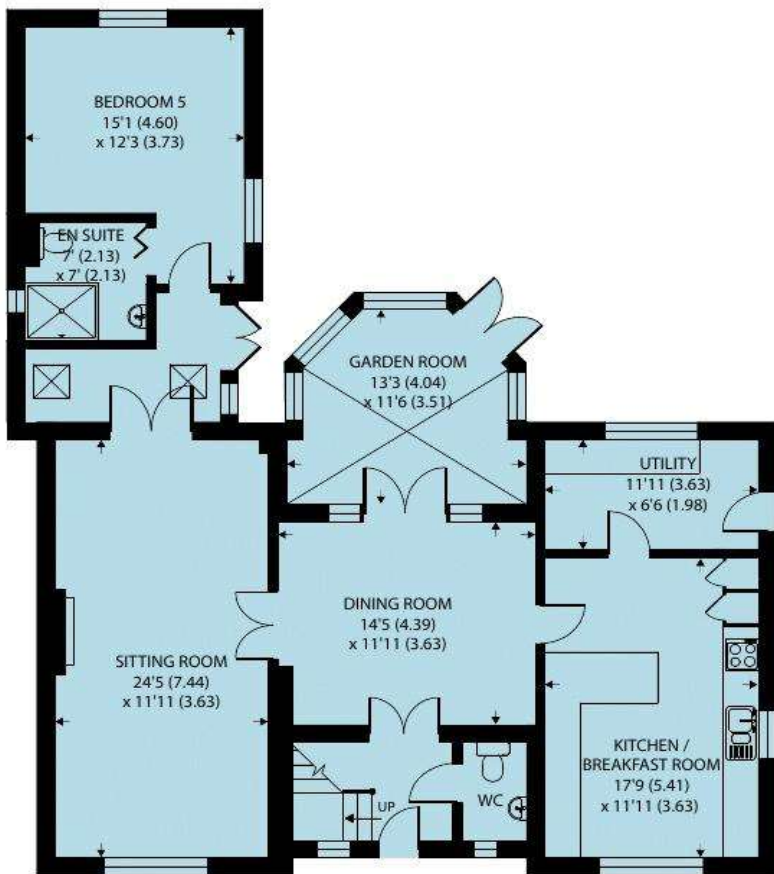
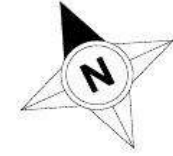
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Approximate Area = 2101 sq ft / 195.2 sq m

Garage = 665 sq ft / 61.8 sq m

Total = 2766 sq ft / 256.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022.
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