



1 Tea Caddy Cottages | Worthing Road | West Grinstead | West Sussex | RH13 8LG

H.J. BURT
Chartered Surveyors : Estate Agents



1 Tea Caddy Cottages | Worthing Road | West Grinstead | West Sussex | RH13 8LG

Guide Price: £625,000 to £650,000 | Freehold



- Attractive three bedroom attached character cottage
- Bespoke Kitchen with fitted appliances, Utility & Boot Room
- Ground floor Bedroom/reception room with ensuite
- Luxury fitted Bathroom. Cloakroom
- Main Bedroom with large balcony. Further first floor Bedroom
- Covered Swimming Pool. Timber outbuilding/gym, gazebo and bar
- Secluded 90' x 90' rear garden. Off road parking
- Double glazed windows and recently installed oil boiler

Description

An opportunity to purchase a semi-detached three-bedroom character cottage built around 1906, situated in a semi-rural location south of Horsham. The property has spacious accommodation particularly on the ground floor, where there is a large 25'3 sitting room, a fully fitted kitchen/breakfast room, with lobby and boot room. The property has been recently extended to provide a sizeable ground floor bedroom/reception room with ensuite and double doors to the garden. There are two double bedrooms to the first floor, as well as an impressive bathroom, whilst there is a useful loft room on the second floor. The property has been furnished in an impressive array of teak and ash wood bespoke finishes around the house. The property occupies a good-sized plot with a gazebo, covered bar area, timber outbuilding/gym together with a gated parking for several cars, as well as a covered swimming pool complex complete with sauna, changing room and hot tub.

The accommodation comprises Entrance Hall with access to ground floor Cloakroom. Return staircase to First Floor. Door to Dining Area. Two built-in display cabinets with central fireplace. Archway leads through to the good-sized Sitting Room that has a solid teak floor, central fireplace and decorative display niches. This leads through to a ground floor bedroom/reception room with recently installed ensuite. Steps lead from the Sitting Room down to the double aspect Kitchen/Breakfast Room that has a feature lantern roof providing a covering of natural light, and a range of bespoke painted units with granite work surfaces and integrated appliances including dishwasher, refrigerator, range style cooker with six burner hob, double oven plus grill below. Underfloor heating. Door leads to the Utility Room and rear garden. There is a further door leading to a Boot Room. On

the First Floor are two double Bedrooms, with a large balcony leading off the Main Bedroom. There is an extremely well fitted Bathroom with a jacuzzi bath, separate shower cubicle, built-in television, twin inset sink units, low level WC. Stairs lead to a further double aspect Loft Room with built-in eaves storage cupboards. Outside: To the front of the cottage is an area of garden with an adjacent area of driveway parking. A five-bar gate leads to additional parking and a mature garden measuring approximately 90' x 90', with mature shrubs and trees. There is a covered swimming pool with retractable roof, hot tub, sauna and changing room. Beyond this is a decorative gazebo and outside covered bar, along with a large timber-built outbuilding/gym with electric light and power and further garden storage.

Location

The property is situated in a semi-rural location with convenient access to the A24 and approximately 3 miles from the village of Partridge Green. More comprehensive leisure and shopping facilities, (with mainline railway station) are to be found at Horsham (approx. 6 miles) and the south coast at Worthing (approx. 13 miles). The property has excellent road access to the A24/A23/M25 and Gatwick Airport.

Information

Property Reference: HJB02489

Photos & particulars prepared: February 2023 (Robert Turner). Some photos including the swimming pool, taken in 2018.

Services: Mains electricity and water, septic tank drainage, oil central heating

Local Authority: Horsham District Council **Council Tax Band:** 'E'.

N.B. We understand the Loft Room does not comply with the necessary consents to be used as a Bedroom, and can only be used as a storage space currently.

Directions

From Buck Barn Crossroads, proceed in a southerly direction on the A24. After about 400 yards, take the slip road on the left. Follow it for about 400 yards, and the property will be found on the left-hand side.





Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk





 Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



H.J. BURT
Chartered Surveyors : Estate Agents







01273 495392 | www.hjburt.co.uk