



1 Kennels Cottages | Wheatsheaf Road | Woodmancote | West Sussex | BN5 9BD

H.J. BURT
Chartered Surveyors : Estate Agents

Roof terrace



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Guide Price: £620,000 | Freehold



- Superb semi-detached three-bedroom property.
- One of a pair of converted properties nearing completion
- Lovely semi-rural location with stunning views from the rear
- Magnificent 38' long open plan Kitchen/Dining/Sitting Room
- Contemporary ground floor shower room and first floor bathroom
- Underfloor heating on the ground floor & bathrooms.
- Double glazed windows and external doors.
- 45' rear garden with westerly aspect.
- CCTV, alarm, wired smoke alarms and intercom system
- Off road parking. No onward chain.

Description

An opportunity to purchase a stunning three-bedroom semi-detached property, one of a pair of newly converted and extended properties, nearing completion and re-built on the site of former workers cottages, situated in a lovely semi-rural location. On the ground floor is an outstanding open plan sitting/dining/kitchen with underfloor heating, led lighting and bifold doors leading to the rear garden. The kitchen area is fully fitted in modern units with appliances, whilst there is also a ground floor shower room. On the first floor are three bedrooms and a contemporary bathroom, whilst the second bedroom has a casement door leading to a roof terrace that has far reaching views of the surrounding countryside and towards the South Downs. Outside is a 45' long rear garden with a westerly aspect and backing onto a neighbouring field. There is ample parking for several cars with a private drive. The property is offered with no onward chain and an internal inspection is highly recommended.

A composite front door with outside light point leads to the **Entrance Hall** that has stairs leading to the first floor. A further door leads to the magnificent open plan, **Kitchen/Dining/Sitting Room** has stone tiled flooring throughout with underfloor central heating. The sitting room area overlooks the front of the property and has a door leading to ground floor **Shower Room** that has a shower cubicle with a contemporary shower unit with deluge head and hand shower, WC, moulded, wash hand basin set on vanity unit, large format tiled walls and floor. The Kitchen/Dining area has low-voltage lighting and further contemporary LED lighting along with bifold doors that lead to the rear garden. The kitchen is fitted in a range of modern grey and cream, distressed style fronted units

with SMR sink top, marble effect worktops and upstands and will be fitted in a range of fitted appliances, including a Lamona oven with four-ring gas hob and brushed extractor over, washing machine and dishwasher. Cupboard housing, Main eco-compact gas combination boiler. Stairs with LED lighting in the skirting and window lead to the **First Floor Landing**. There is an access panel to the insulated roof space. The larger **Bedroom** has laminate flooring, and double-glazed windows overlooking the front of the property. The smaller double **Bedroom** also has laminate flooring and a double-glazed casement door leading to roof terrace that has magnificent views over the surrounding countryside and towards the South Downs. The third child's **Bedroom** has a bulkhead bed unit and laminate flooring. The contemporary **Bathroom** has a spa bath with a deluge head shower and hand shower over, with shower screen and recess for toiletries. Moulded sink set in vanity unit, low-level WC. Large format wall and floor tiles. Double glazed window with obscured glass, Monsoon extractor fan. LED floor lighting and low voltage ceiling lighting.

Outside to the front of the property is off road parking for several cars. There is a side access leading to the rear garden that will be laid to lawn has a westerly aspect and measures approximately 45' in length, enclosed by panel fencing and backs onto a neighbouring field with distant views of the Downs. PIR light and outside power points.

Location

The property is situated in a semi-rural location on the Wheatsheaf Road, approximately two miles from Henfield Village. Henfield High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, library, school and churches of most denominations. In addition, there are many varied countryside walks and bridleway access. Hassocks is approx. 5 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approx. 9 miles (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 and the A23 (both of which give good access to the major routes in the area including the M23/M25 and national motorway network. Golf at Singing Hills, Albourne, Devil's Dyke and Pyecombe. Wickwoods Country Club is situated nearby as is The Wheatsheaf Inn and The Royal Oak in Wineham. There is a good selection of private and state schools in the local area.





Information

Property Reference: HJB02627

Photos & particulars prepared: May 2024. (Robert Turner MNAEA)

Some photographs were taken prior to the property being finished.

Services: Main electricity, water and gas. Private drainage system (tbc)

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

Directions

From Henfield High Street proceed north out of the village on the A281 towards Shermanbury. After leaving Henfield take the turning right onto the Wheatsheaf Road, after about a mile, turn right and the property will be seen on the right opposite the kennels.

What three words: <https://w3w.co/conceals.minority.refreshed>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

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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.

Wheatsheaf Road, BN5

Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft



Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID997617)

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