



Sweetmans | The Village | Ashurst | West Sussex | BN44 3AP

**H.J. BURT**  
Chartered Surveyors : Estate Agents







Sweetmans | The Village | Ashurst | West Sussex | BN44 3AP

Guide Price Range: £975,000 - £995,000 | Freehold



- An elegant, detached edge of village house believed to originally date from the Victorian period & offering beautifully presented accommodation with bright & airy rooms with fine rural outlook to the rear.
- Entrance hall, cloaks/shower room, living/dining room, sitting room/study, kitchen/breakfast room, large garden room, utility room.
- Double aspect principal bedroom with adjoining dressing room/occasional bedroom four, two further double bedrooms & modern shower room.
- Very pretty mature garden with fine outlook over adjoining fields. Workshop/potential office, sauna cabin & timber garage to private driveway.
- Planning consent previously granted for extension to house & replacement double garage (both lapsed).
- Convenient edge of village location with an overall plot extending to c. 0.28 of an acre (0.12 Ha).

### Description

Sweetmans is an elegant detached period house originally of Victorian era and understood to have been built in 1880 with an attractive exterior comprising a combination of exposed brick with painted rendering at first floor level and under a pitched roof covered in clay tiles including to the later additions to the rear which have been sympathetically married with the original and previously with planning consent for further enlargement (Horsham District Council ref **DC/10/0067**).

The house affords beautifully presented bright and airy accommodation spread over two floors with particularly spacious ground floor accommodation and **with scope to adapt the existing first floor accommodation into four separate bedrooms or as currently utilised as one large suite, or alternatively to undertake an extension (subject to consent)** to the property in accordance with the previous approved plans to provide a further upstairs bathroom and larger bedroom along with larger utility room/breakfast area to the kitchen. The house is finished in neutral colours mainly from the Farrow & Ball range and with uPVC double glazed windows throughout along with substantial hand-

built wooden double glazed **garden room to the rear to take full advantage of the fine outlook over the neighbouring pasture land**. There is electric underfloor heating to the kitchen, utility room and the first floor modern shower room.

Many of the rooms are double or even triple aspect and enjoy a lovely outlook over the very pretty garden with areas of lawn intermingling with colourful specimen herbaceous and shrub borders and variety of specimen trees and plants and with **feature pond** along with vegetable bed to one side. To the South-West side is a pretty rose and clematis covered pergola with paths leading to the side of the house and, adjacent to the back door, **insulated timber workshop/potential office** with power and light connected.

To the other side of the garden is a **timber cabin with electric sauna** with further garden shed and greenhouse. From the electric gated private entrance drive with parking adjoining the **timber garage** and with planning consent having previously been passed (ref: **DC/09/0182**) and now lapsed for a replacement and enlarged double garage.

### Location

Sweetmans is situated at the centre of Ashurst, very conveniently placed for walking to the charming old Fountain Inn, as well as the modern village hall forming a hub for community events and with walks down School Lane to the highly rated Ashurst Primary School as well as walks via the lanes or across the fields to the charming 12th Century St James' parish church.

The nearest local shopping facilities to Ashurst are at Partridge Green approximately 3 miles to the North which also includes a late opening convenience shop, a very popular local butcher, plus a bakery, fish & chip shop and vets. The historic old market town of Steyning offers a more extensive range of shops, trades and services centred around its traditional High Street and is approximately 4.25 miles to the South.

Access to the A24 North of Partridge Green is within 5 miles and provides dual carriageway connection to Horsham (approx. 11 miles), which offers an extensive range of shops and services as well as a mainline railway station to London Victoria. The A24 then connects to other major centres including Crawley and Gatwick Airport and to the M23 and national motorway network. The coastal town of Worthing is about 13 miles to the South-West and the coastal city of Brighton is c. 17 miles to the South-East.



















**Sporting and Recreation** Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath, Horsham and Lindfield as well as the East Sussex National Course at Uckfield. Several local equestrian events including at Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and also at Hascombe Farm Equestrian Centre, Nr. Henfield. Sailing at Brighton Marina. Theatre at Brighton, Crawley, Horsham and Chichester. There are many and varied country walks accessible from the property. There is a good selection of private and state local schools in the area.

## Information

Property Reference: HJB02800

Photos & particulars prepared: April 2024 (ref RBA).

Services: Mains water and electricity connected. Drainage to a modern Klargester private drainage system. Heating by oil-fired boiler.

H.M. Land Registry Freehold title no.: WSX191632.

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

## Directions

what3words: ///reflected.hydration.firmer

From the A24 heading South of Horsham continue South at the traffic lights at the Buck Barn crossroads junction with the A272. Within approximately 1 mile take the left hand turning onto the B2135 Steyning road signposted Partridge Green. Continue along this road through Partridge Green and, after approx. 2 miles on entering Ashurst, just prior to the Fountain Inn, the entrance drive to Sweetmans will be found on the right-hand side.

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

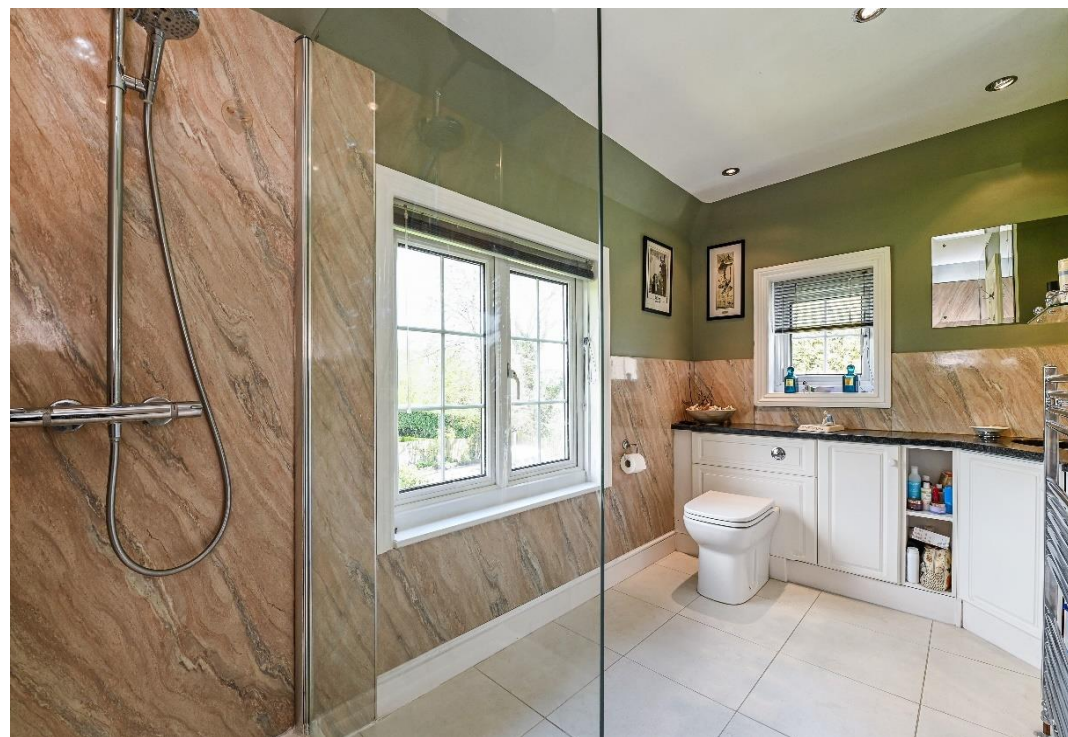
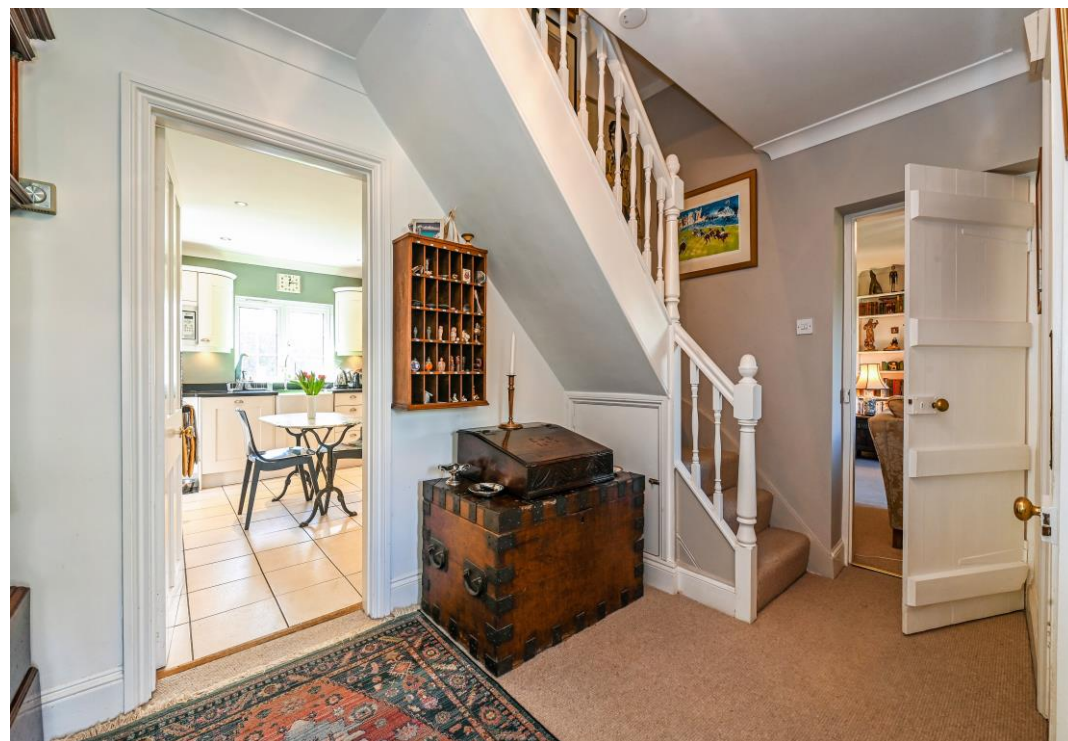
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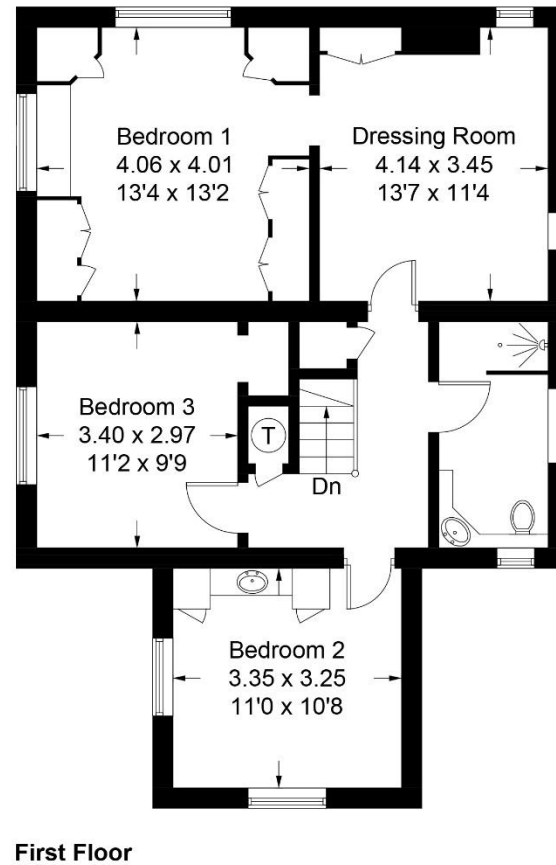
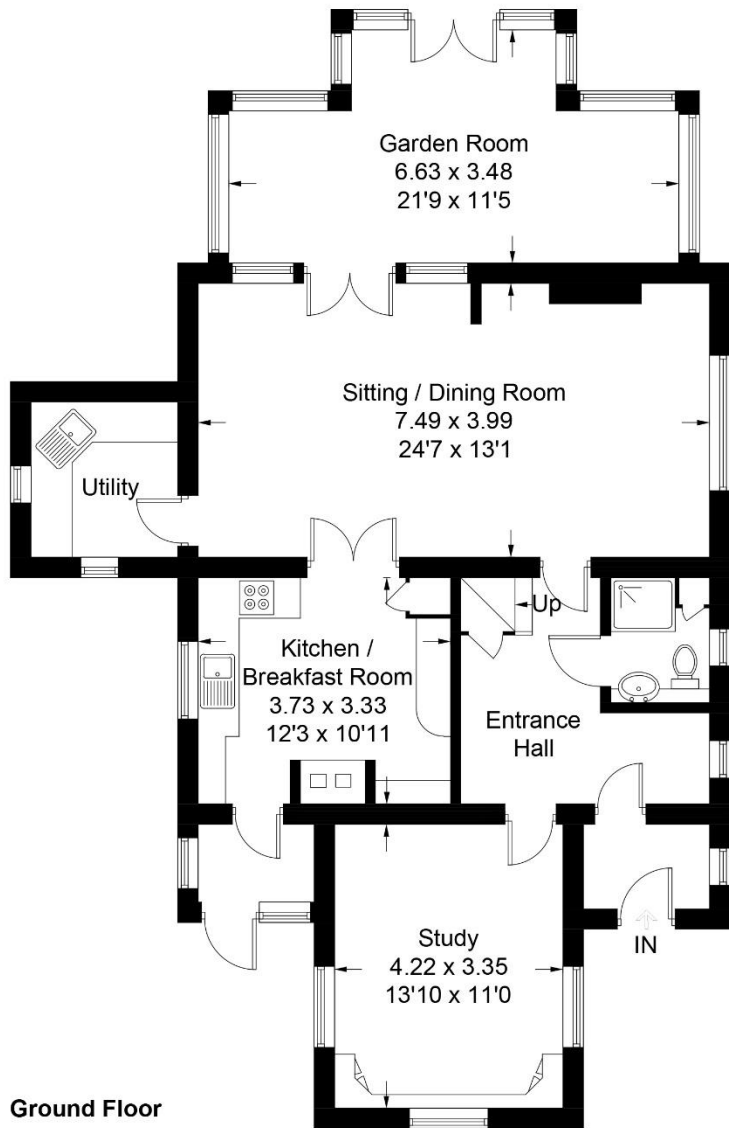
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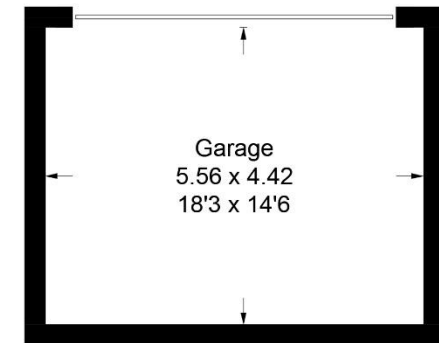


# The Village, BN44

Approximate Gross Internal Area = 205.3 sq m / 2210 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



(Not Shown In Actual Location / Orientation)

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 2024.(ID1071731)





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