



**hamlyn
smith.**

Woodside Close, Shermanbury

£650,000

hamlyn smith.

 3 Bedrooms

 3 Receptions

 3 Bathrooms

Guide Price £650,000 - £700,000

This spacious and well-proportioned three-bedroom property offers expansive living areas on the ground floor. It features two conservatories: one providing panoramic views of open fields and the other overlooking the garden with woodlands beyond, ensuring complete privacy and breath taking scenery throughout.

- A spacious 3 bedroom family home
- Detached
- Direct views across farm land and woodlands
- Potential for further improvements
- Driveway and garage/garden store
- No onwards chain





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This 3 bedroom family home features spacious accommodation including three double bedrooms, three bathrooms, and a generously sized living room that extends through the depth of the house. Additionally, there are two conservatories, both offering stunning views. The property serves as a blank canvas, ready for someone to personalize and make their own. Many homes in the street have been extended and enhanced over the years, indicating the potential for similar improvements (subject to necessary consents).

At the front of the property, there is a driveway and a garage that has been converted into a workshop area, with potential for further development. The house offers abundant potential for extension and enhancement, with a solid foundation and excellent layout.

Located in a quiet cul-de-sac within the sought-after hamlet of Shermanbury, the property is conveniently positioned near the larger villages of Henfield and Partridge Green, approximately two miles to the south and one mile to the west, respectively. Partridge Green offers local shops, a primary school, a doctor's surgery, a church, and a village hall. Henfield also has a primary school and a sports center. Both villages are serviced by a bus route providing access to Horsham and Brighton for more extensive shopping and leisure options. The nearest mainline stations are in Hassocks, Burgess Hill, Horsham, Haywards Heath, and Shoreham-by-Sea. Additionally, Crawley, Gatwick Airport, and London are easily accessible via the A23/M23 and A24.

8A Woodside Close, Shermanbury

Approximate Gross Internal Area = 163.1 sq m / 1755 sq ft
(Including Attic Space & Eaves Storage)
Garden Store = 12.5 sq m / 134 sq ft
Total = 175.6 sq m / 1889 sq ft

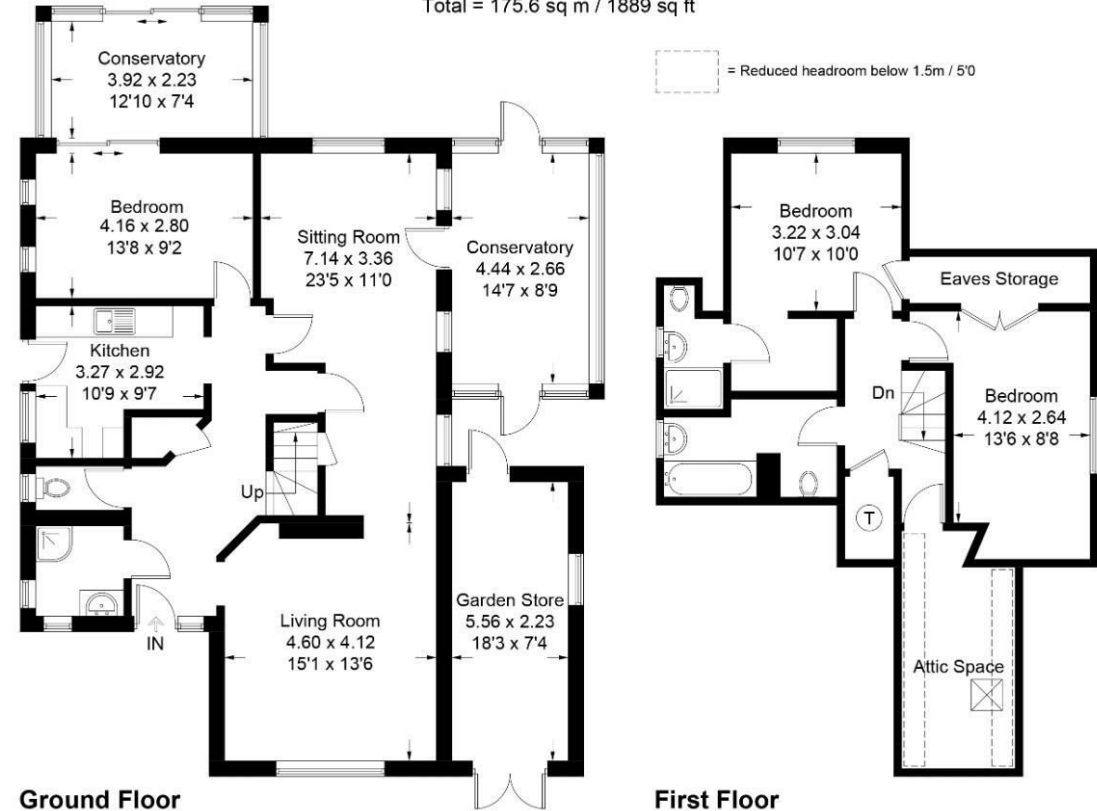


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