



Wychwood Lane

Henfield, RH13 8HE

Guide price £795,000

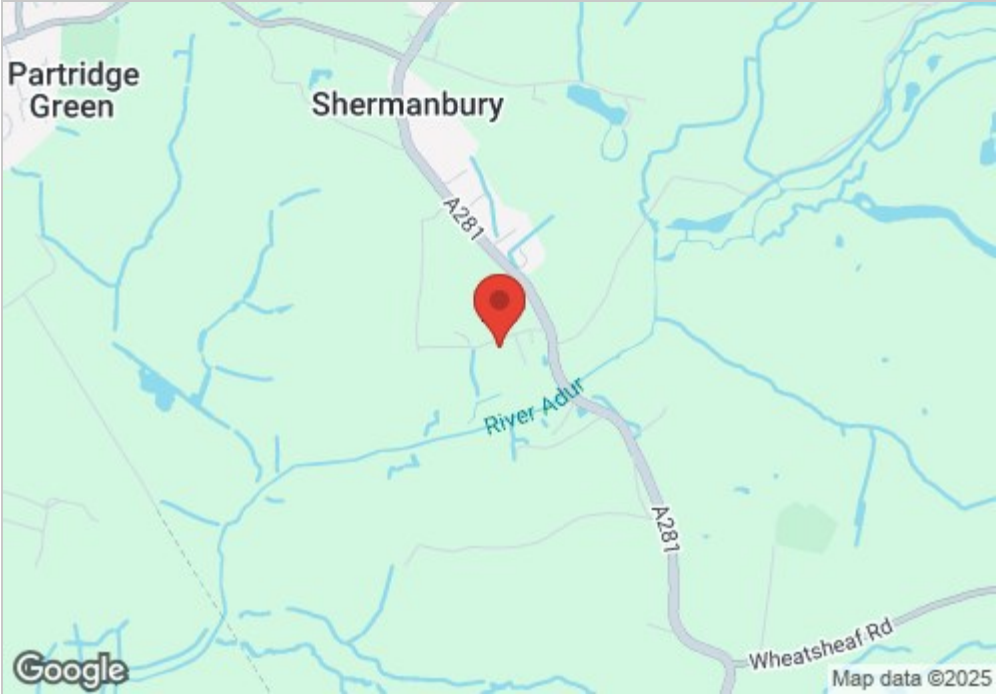
Wychwood Lane is a private, quiet backwater, situated in a semi- rural environment between Henfield & Partridge Green in the hamlet of Shermanbury. There are local facilities available both in Partidge Green and Henfield, the latter having 2 supermarkets, many independent retail outlets and both doctors and dental surgeries. Partridge Green has a village stores and both excellent butchers and bakers shops. There is a choice of public houses nearby including The Bull within easy walking distance. Many miles of countryside walking can be accessed from nearby. The property has close links to both Gatwick airport and Brighton&Hove.

Rivermede Cottage offers versatile accommodation that has been improved by the current owners in recent years and benefits from a large 'L' shaped living room with feature fireplace with log burner and exceptional views over the sweeping South facing gardens to the rear and onto open land beyond. There is a well fitted kitchen dining room, also with a fabulous aspect over the rear gardens. There are three bedrooms, the master having fitted wardrobes, a large bathroom with separate walk in shower, separate cloakroom and a spacious reception hall which completes the internal accommodation.The property has considerable scope for further development and enlargement, subject to obtaining the required consents.

Undoubtedly the stand out feature is the glorious South facing rear garden, which is far larger than expected and is laid as sweeping lawns with a wealth of perennial plants, trees, ornamental bushes and shrubs. There is also a most attractive pond area which, together with other parts of the garden attracts many species of wildlife. The entire plot extends to approximately 0.7 acre. To the front of the property is a shingled driveway allowing plenty of parking and turning space. Adjacent to the drive is the former garage, which has been converted and is currently used as a work studio and office, but has potential for a guest annexe STP

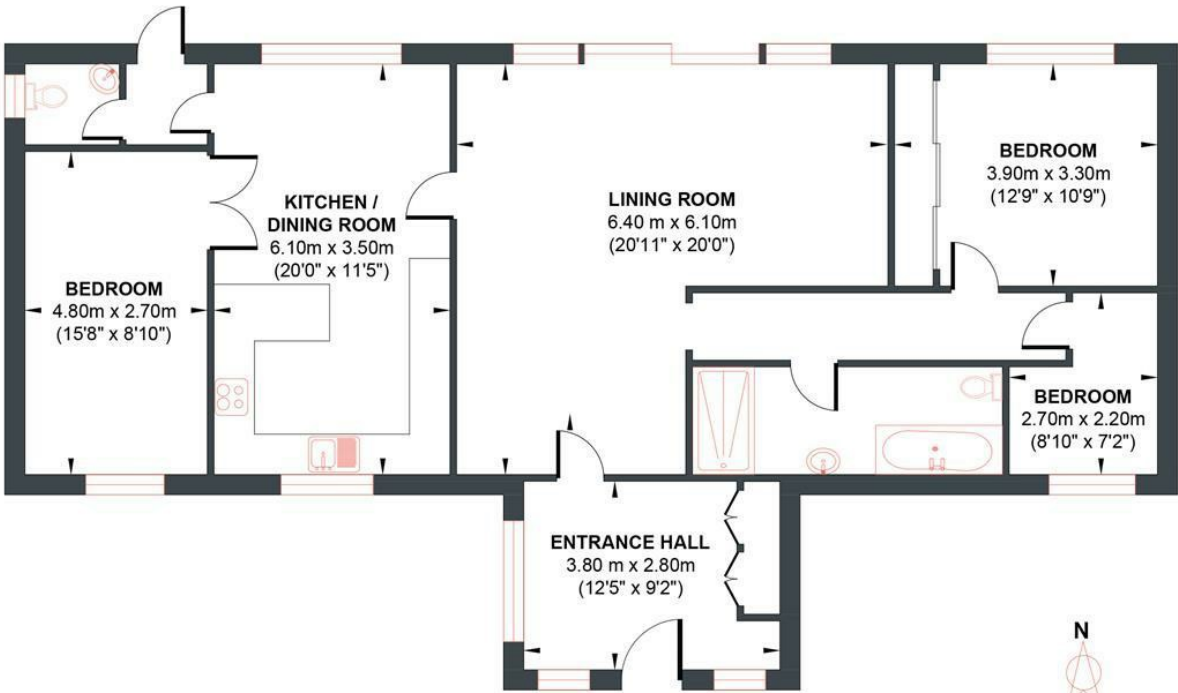
- Detached 2 / 3 Bedroom Cottage Style Bungalow Situated In A Semi Rural Location
 - Useful Detached Office / Studio / Annexe Building
 - Located Down A Small Private Road
- Approximately 0.7 of an acre Superb South Facing Gardens
 - Lots Of Potential For Extension (subject to planning)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

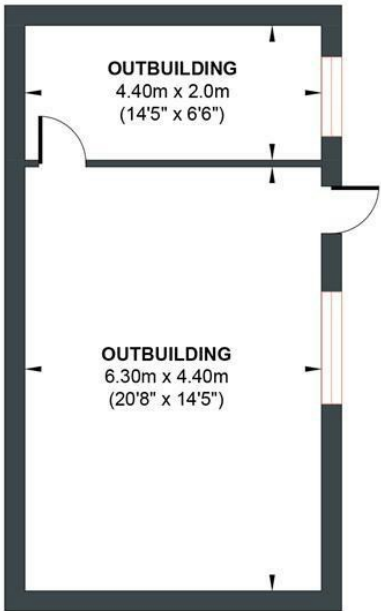


WYCHWOOD LANE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 113.54 sq m / 1222.13 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



Approximate Floor Area
1222.13 sq ft
(113.54 sq m)



Approximate Floor Area
397.83 sq ft
(36.96 sq m)

