



**The Rosary, Church Road
Partridge Green, West Sussex, RH13 8JS
Guide Price £950,000 Freehold**

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A Well Presented Five Bedroom Detached Victorian House Bursting With Original Features and Offering Lots of Character. The Property Benefits From Spacious and Versatile Living Accommodation Along With an Enclosed Rear Garden.

Situation

Partridge Green village has local shops, primary school and is within approximately eight miles of Horsham Town Centre. A bus service serves both Brighton & Horsham and runs every 30 minutes. The village is surrounded by countryside criss-crossed with footpaths and bridleways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance. and the Historic Market Town of Horsham is approximately 20 miles distance.

Description

The accommodation comprises entrance, large entrance hall with original features opening onto the the two large front reception rooms both enjoying feature bay windows and high ceilings. Modern open plan fitted kitchen/diner/conservatory with the conservatory benefitting from underfloor heating. The kitchen offers a large breakfast bar and lots of cupboard and worktop space along with a feature royal ornamental aga oven. Large open plan dining/living area with three sets of double doors opening onto the enclosed rear garden. Downstairs cloakroom. Also on the ground is a further reception room/bedroom five along with further access outside.

On the first floor there are two large front double bedrooms also enjoying large bay windows. One bedroom has a feature roll top freestanding bath along with inbuilt wardrobes and the second bedroom also enjoys inbuilt wardrobes. Two further double bedrooms and a large family bathroom with bath and separate shower.

Outside there is a large enclosed rear garden with a large covered garden room. The current owner has converted the double garage to an annex/home office which offers a kitchenette area and shower room. Private driveway and remainder of front garden.

Council Tax Band - F

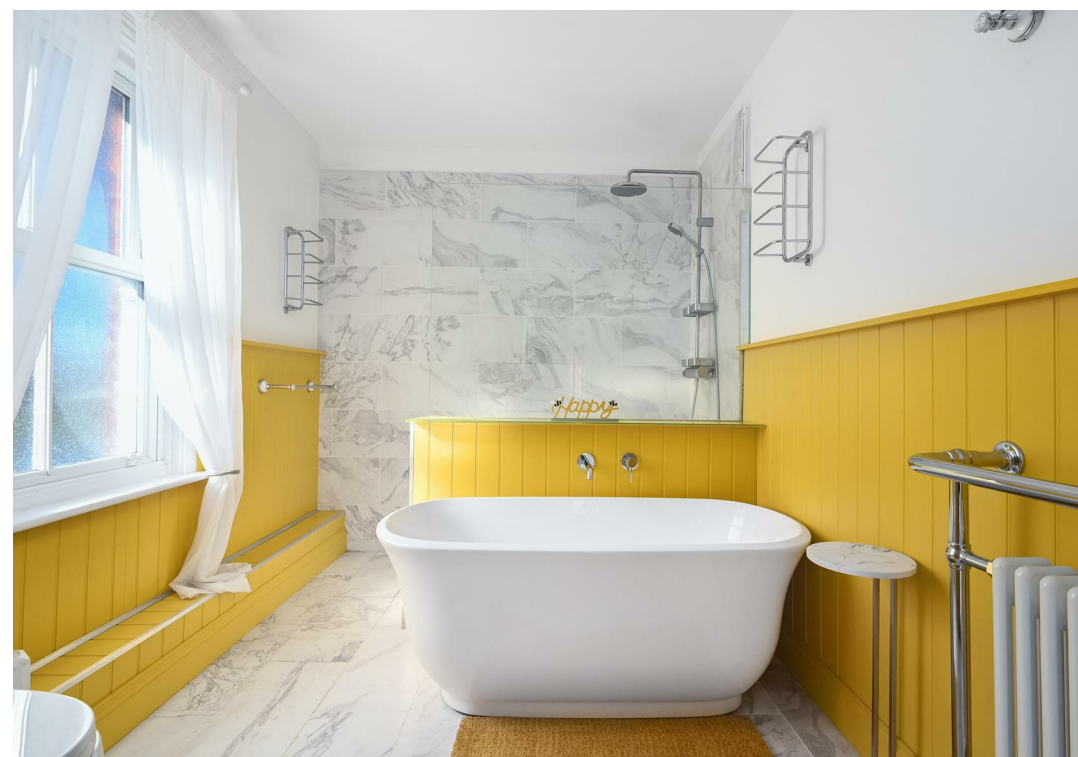
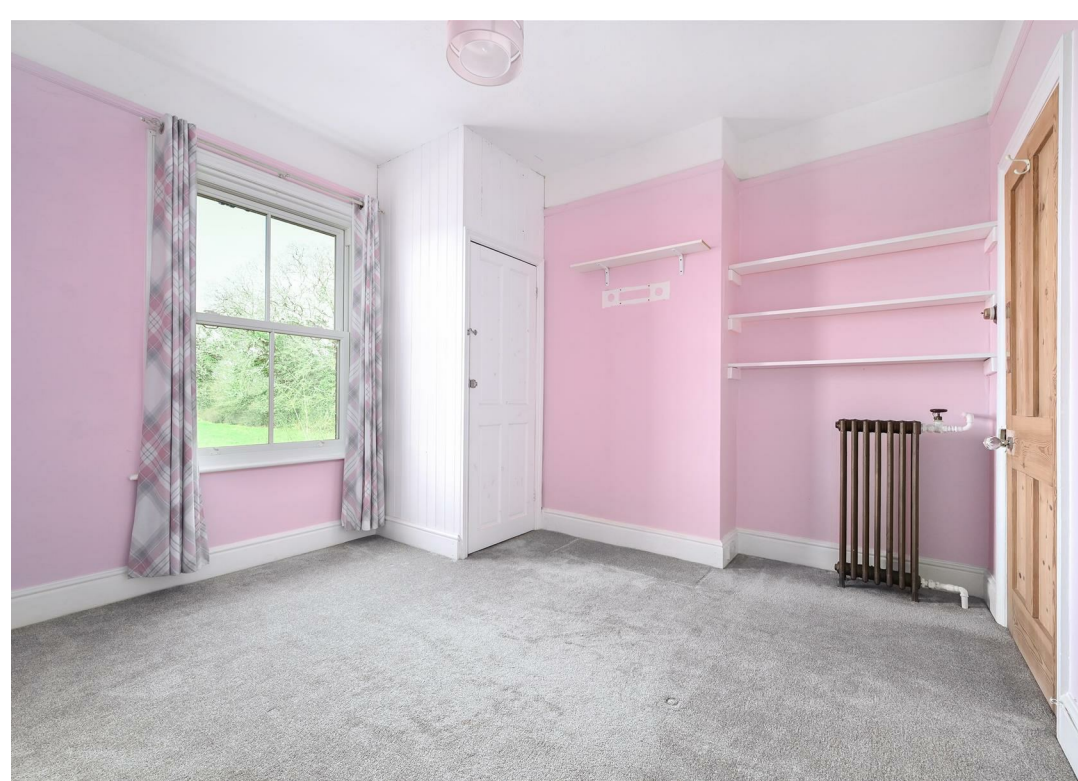
Oil fired heating.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

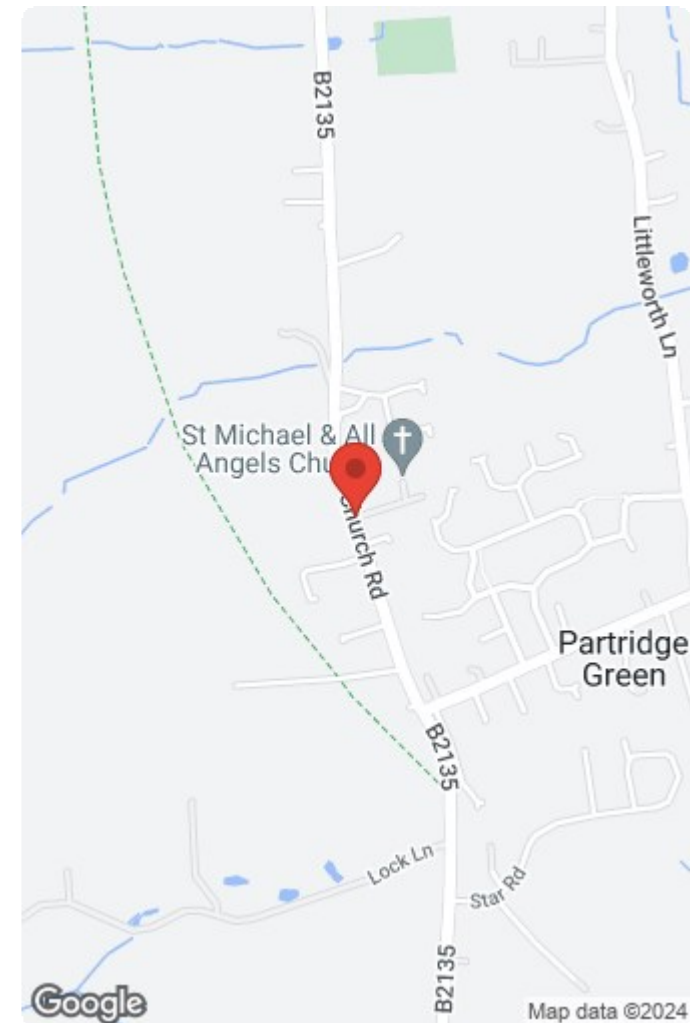
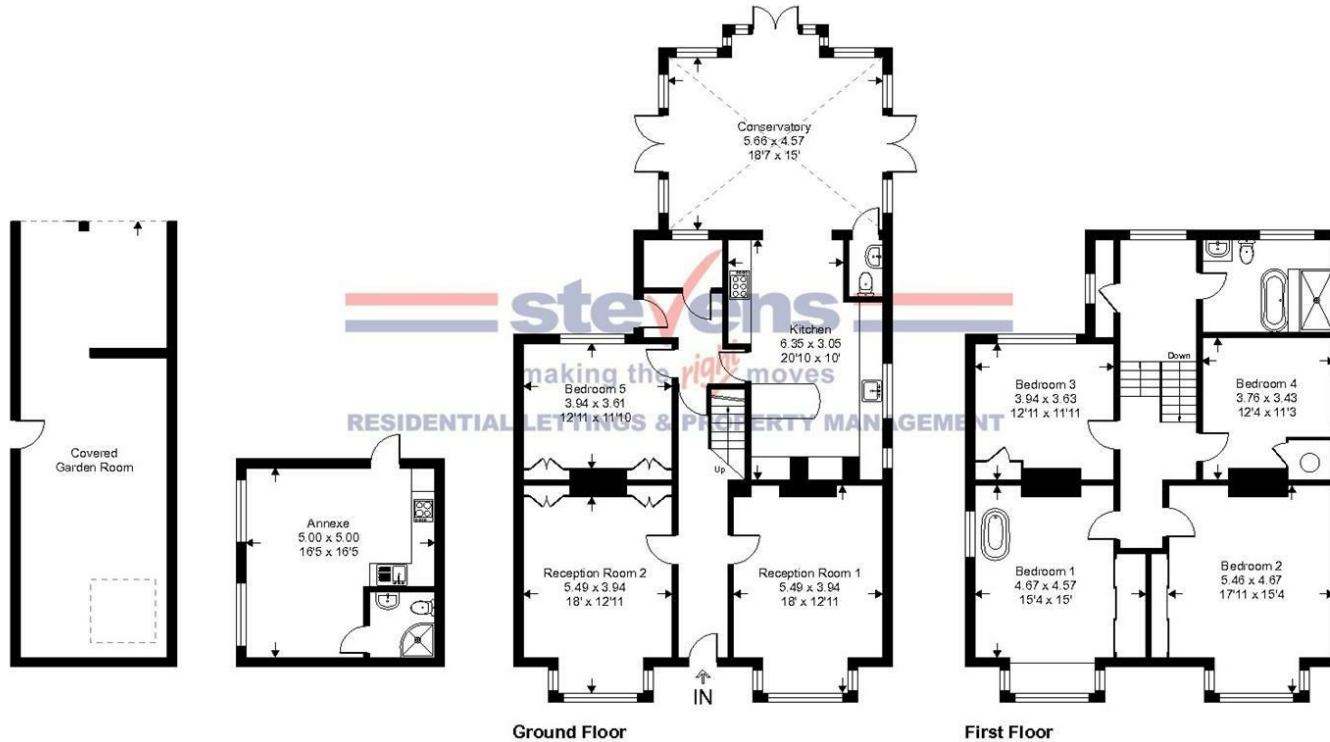






The Rosary, RH13

Approximate Gross Internal Area = 230 sq m / 2473 sq ft
 Approximate Annexe Internal Area = 25 sq m / 270 sq ft
 Approximate Total Internal Area = 255 sq m / 2743 sq ft
 (excludes covered garden room)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewings by appointment only

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