



**Lake Cottage, Ewhurst Manor Estate
Shermanbury, West Sussex RH13 8HG
Offers In The Region Of £599,950 Freehold**

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A Truly Exclusive Opportunity to Purchase this Superb Refurbished Cottage Situated in a Picturesque and Tranquil Setting with Stunning Views over Lake and Surrounding Countryside in a Much Sought After Rural Location.

Situation

The property is situated on the outskirts of Henfield village in the Hamlet of Shermanbury. Henfield which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

Description

This truly stunning refurbished cottage offers well-appointed and versatile accommodation, the accommodation comprises entrance, entrance hall with large storage cupboard, double aspect lounge with fireplace and patio door opening to the garden. Luxury fitted kitchen/breakfast room with integral oven & hob, dishwasher and fridge/freezer also with patio door opening to the garden. Principle bedroom with wardrobe area housing the unvented hot water cylinder and offering space and plumbing for a slimline washing machine. there is also a large patio door providing access to the rear patio area. Second double aspect double bedroom with fireplace. Luxury bathroom with shower over bath.

Outside there is a private driveway offering parking for two cars and a large garden with superb views of the adjoining countryside and lake.

This property has been refurbished to the highest of standards and is a must see property in a truly exclusive location in West Sussex.

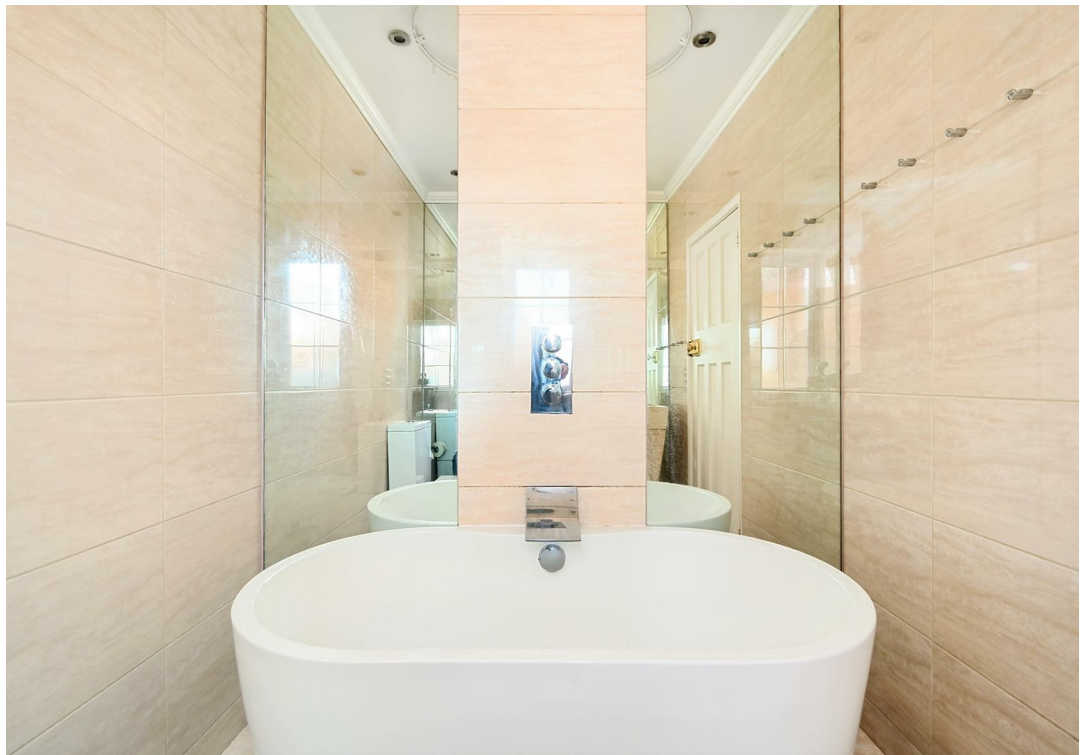
Council Tax Band -

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.

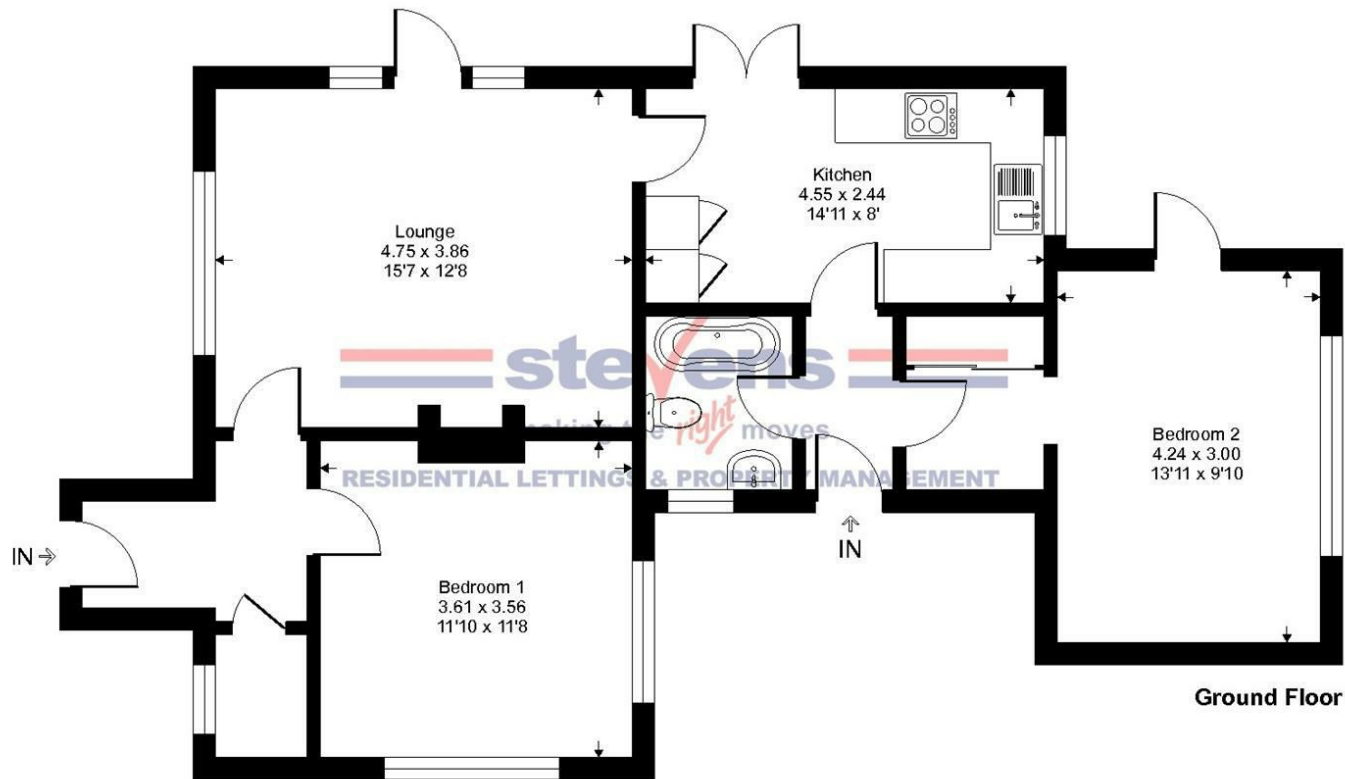






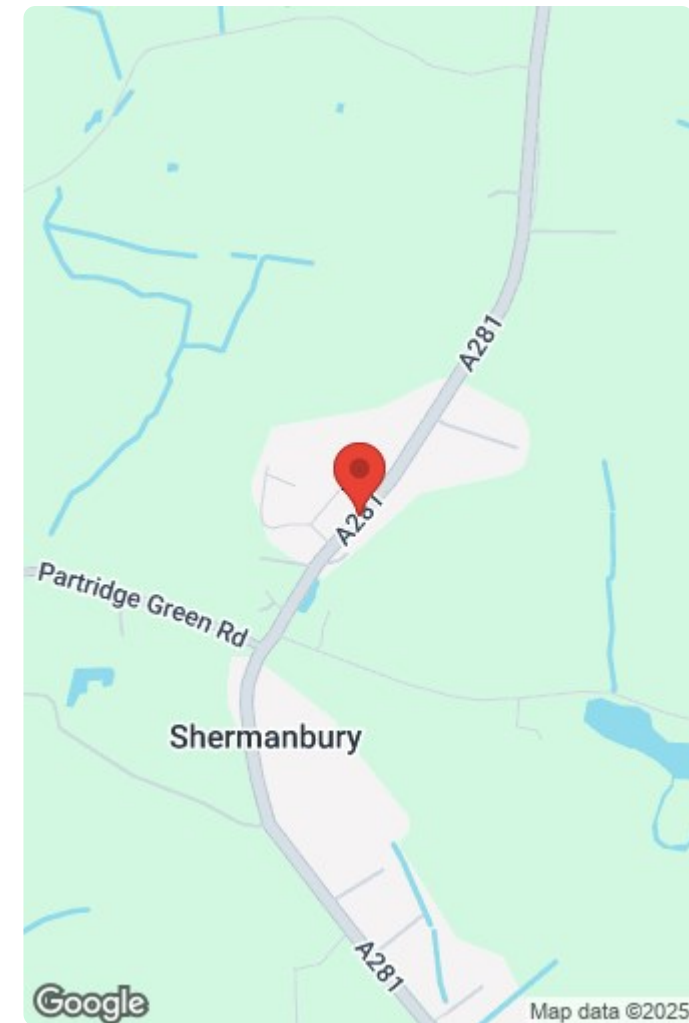
Lake Cottage, RH13

Approximate Gross Internal Area = 73 sq m / 782 sq ft



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		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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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