



Truleigh Cottage | Edburton, Nr. Henfield | West Sussex | BN5 9LN

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



Truleigh Cottage | Browns Meadow, Edburton Road | Edburton, Nr. Henfield |

West Sussex | BN5 9LN

Guide Price: £1,695,000 | Freehold



- Occupying an enviable rural position within the South Downs National Park with sensational, panoramic views to the South Downs & adjoining countryside. Freehold. Council Tax Band 'G'. EPC 'E' & 'D'.
- With very appealing accommodation including period house with ancillary building offering scope for further adaptation or enlargement subject to all necessary consents & extending overall to approximately 3,594 sqft.
- Entrance hall, cloakroom, kitchen/dining room, utility room/rear hall, living room with inglenook fireplace to study. Principal bedroom suite, bedrooms 2 & 3, family bathroom.
- Studio Annexe including up to 3 bedrooms, kitchen, bathroom & living room, garden office, 2 workshops.
- Detached indoor swimming pool building.
- Beautiful mature garden. Paddock & field shelter. Overall, in excess of 4 acres (1.62 Ha).



## Description

Truleigh Cottage occupies a wonderful rural location at the end of an initially shared drive well away from main roads in an enviable position within the South Downs National Park and with spectacular, panoramic views to a wide breadth of the South Downs as well as over neighbouring countryside to the side and rear. Believed to originally date from the 18th C. with later additions, the house is understood to have been in its time a pair of cottages and also a public house, but in more recent years has been substantially improved and extended by the previous and current owners to afford very appealing and adaptable accommodation ideally suited to multi-generational living and with lovely gardens and land plus high specification detached indoor pool building.

Externally the house has attractive part painted, part timbered and part weather-boarded elevations under a pitched and hipped slate covered roof. The later addition ancillary accommodation to the West has been sympathetically built in keeping with similar part weather boarded elevations and oak fronted walkway leading to two workshops and to the studio/annexe with its flexible rooms spread over two floors.





Internally, the house provides bright and well-presented accommodation taking full advantage of the fine views and outlook. On the ground floor, the **double height entrance hall** with cloakroom off leads to the **good size fitted kitchen/dining room** with bay window and being semi open plan feel to the **double aspect living room** with its fine **inglenook fireplace** and light oak beams as well as bay window. Beyond the part dividing chimney breast is the **study with stable type door to the garden and path to the indoor pool building**. Throughout the ground floor (other than the utility room which is tiled) there are oak floorboards plus oak doors and other joinery including to the staircase rising to the first floor.

The **principal bedroom suite** includes the **double aspect bedroom enjoying sensational views** and with attractive period fireplace, ensuite **bath/shower room** and **dressing room** with fitted wardrobes. **Double bedroom two** also has panoramic views and fitted wardrobes. **Bedroom three** to the rear enjoys good rural views as does the **family bathroom**.

Linked to the house by a part **oak-framed walkway** is the ancillary building with **storage area/car port, two workshops, garden office** and thence to the **studio annexe** ground floor **entrance hall** with **bathroom** off, **living room/bedroom, kitchen/breakfast room** and **two bedrooms** on the ground floor. To the first floor is a **sitting room/studio/games** room being South, East, West and North facing including oak door to a first-floor **roof terrace with superb views**.

The **gardens** are a real delight with wide areas of lawn beyond the **stone paved terracing at the front of the house and from which to enjoy the spectacular Downland views**. Paths then lead to the modern **detached swimming pool building** with oak weather boarded elevations under a mainly slate covered pitched roof. Including heated pool with wonderful views to the South & East and vaulted roof with Veluxes, bifold doors, **shower/cloaks/changing room**. Two externally accessed stores and plant room including housing oil-fired boiler, pool filtration plant and climate control unit.

Small area of tree planting with mixed fruit and other trees beyond, **summerhouse store** and thence wide areas of lawn to the South and North sides and with **pretty brook** to the East side. There is gated access into the **paddock** from both the garden and the drive. The field includes a timber **field shelter** and a mixture of hedging and post and rail fencing to the borders. **The property as a whole extends to in excess of 4 acres (1.62 Ha).**







## Location

The property lies just under half a mile to the North of the pretty hamlet of Edburton with its 12th C. parish church of St. Andrew's and with Tottington Manor Hotel & Restaurant a short distance along Edburton Road to the West. The picturesque Downland village of Fulking is within 1.5 miles with its popular Shepherd & Dog pub and nearby cricket club and then with Poynings village beyond to the East with the Royal Oak pub. The property is readily accessible to extensive walks, mountain biking and riding on the South Downs including linking to the South Downs Way with its miles of recreational opportunities.

The historic old market town of Steyning and large village of Henfield are both approximately 5 miles distant and both offer a good range of shops and amenities together with primary schools and with secondary school at Steyning. Hurstpierpoint College is approximately 6 miles distance, whilst Hassocks to the North-East is within 7.5 miles and Shoreham-by-Sea to the South is c. 7 miles and both include mainline railway stations. The old market towns of Haywards Heath and Horsham are approximately 15.25 miles and 16 miles respectively. The cosmopolitan coastal city of Brighton with its extensive shops and recreational facilities is within 9.25 miles. Gatwick airport is approximately 24.5 miles accessible via the A23 (c. 4 miles) and the M23 then connects with the M25 and the national motorway network.

### Sporting & Recreation:

Walking and riding along local footpaths (directly accessible from the property) and bridleways in particular on the South Downs. Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Pulborough and Horsham. Several local equestrian events including at Hascombe Farm at Woods Mill, at Pyecombe, the All England Jumping Course at Hickstead and at the South of England Showground at Ardingly. Sailing at Brighton Marina. Theatre at Brighton, Crawley, Horsham and Chichester. There are a good range of both state and independent schools for all age groups in the area. Wickwoods Country Club is within 4 miles.

## Information

**Property Ref:** HJB02487. **Photos & particulars prepared:** May & Aug 2024 (ref RBA).

**Services:** Mains water and electricity are understood to be connected. Oil-fired central heating boilers and radiators to the house and to the annexe and third boiler to the swimming pool. Private Klargestor type drainage system.

**H.M. Land Registry Freehold title nos.:** WSX212632 & WSX336147.

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







## Directions

what3words: ///workbook.mush.plastic

From the A2037 heading South out of Henfield continue through Small Dole and, to the South of that village, turn left, Eastbound along Edburton Road. Following this road along the bottom of the North scarp of the Downs until you reach the hamlet of Edburton and, before St. Andrew's Church, take the left hand turning signposted to 'Browns Meadow'. Continue down this drive and the property will be found at the end of the drive on the right-hand side.

## Viewing

An internal inspection is strictly by appointment with either joint sole agents, Strutt & Parker, Guildford or:

## H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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### Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		

### Studio Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

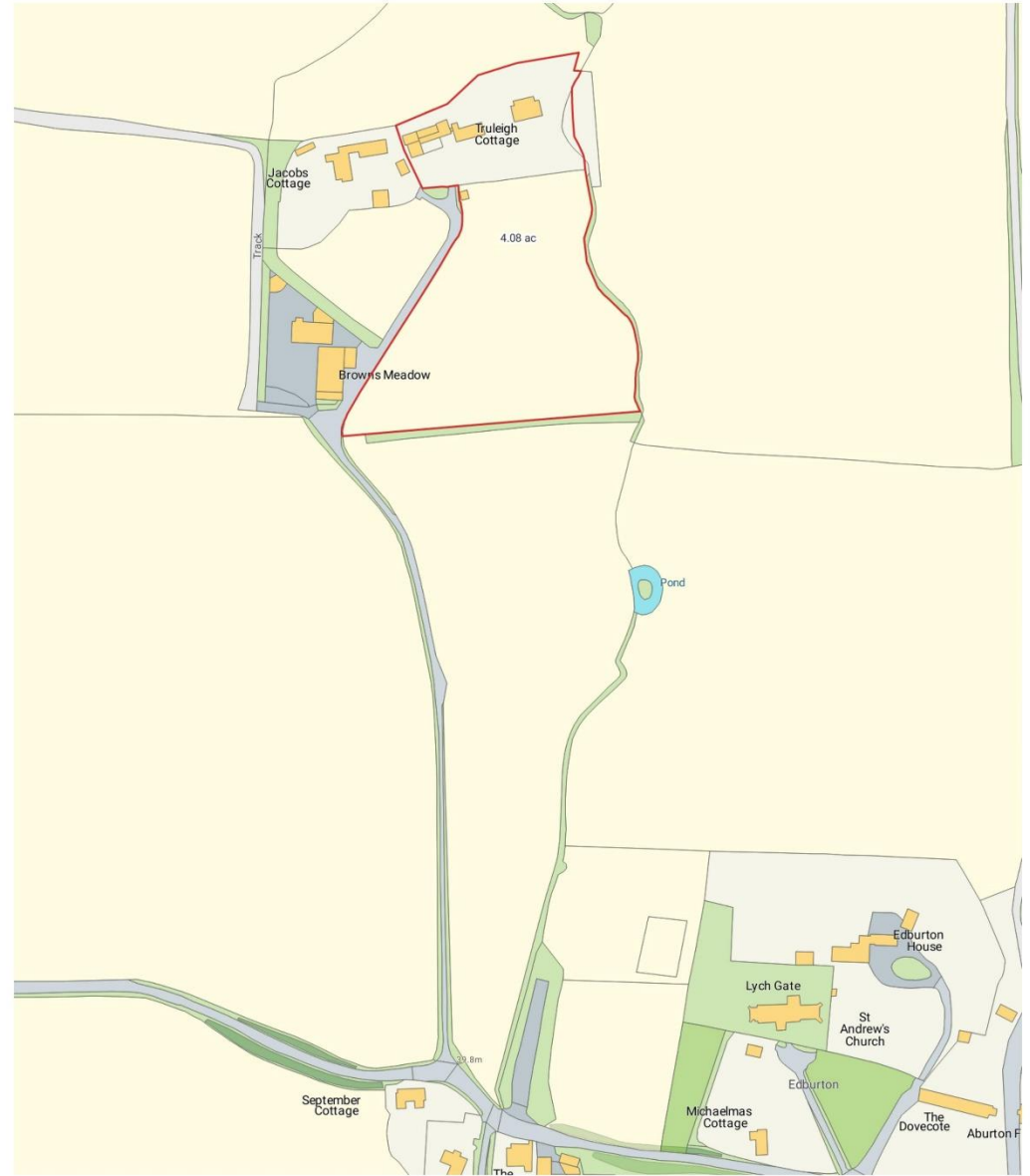
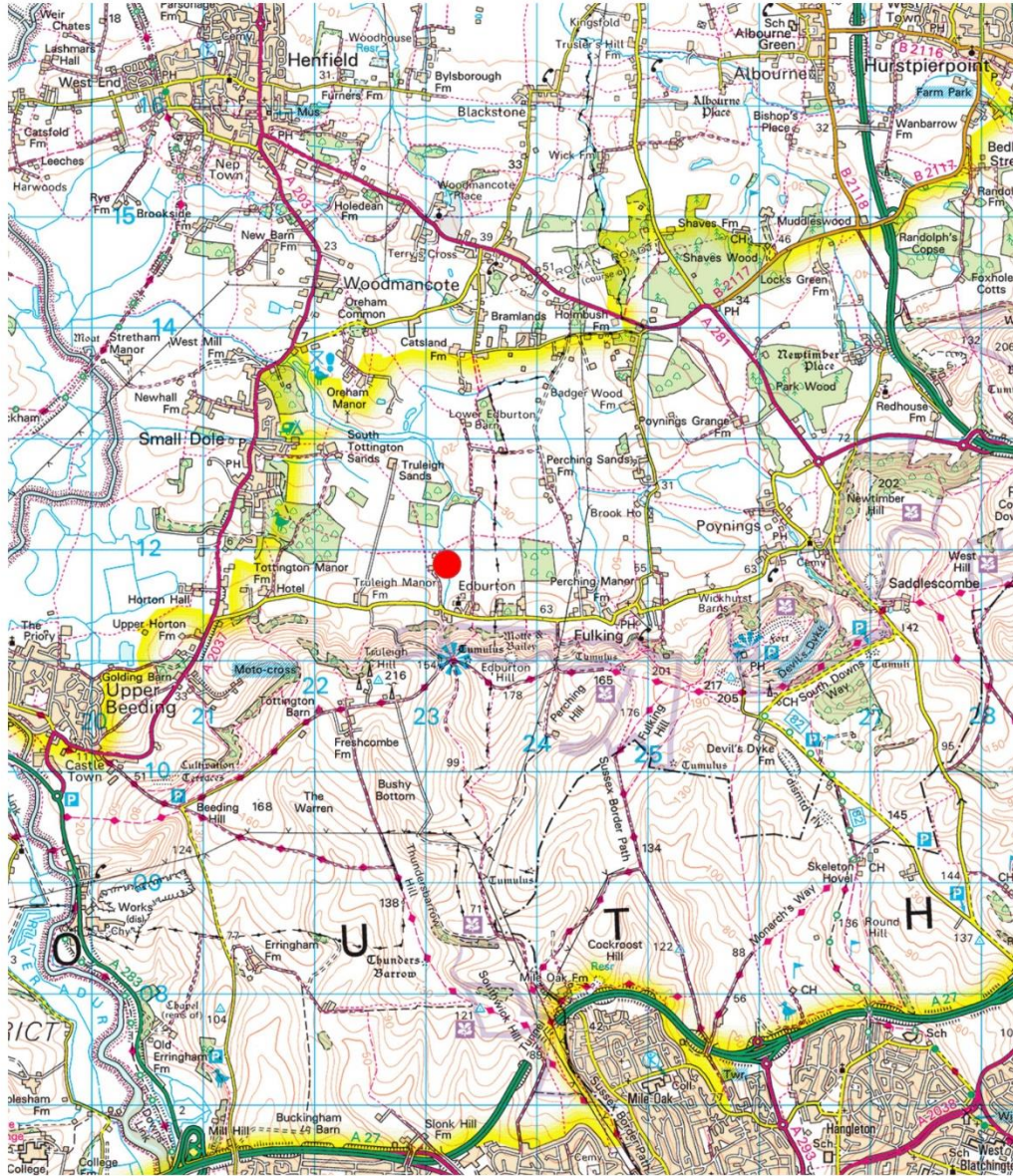






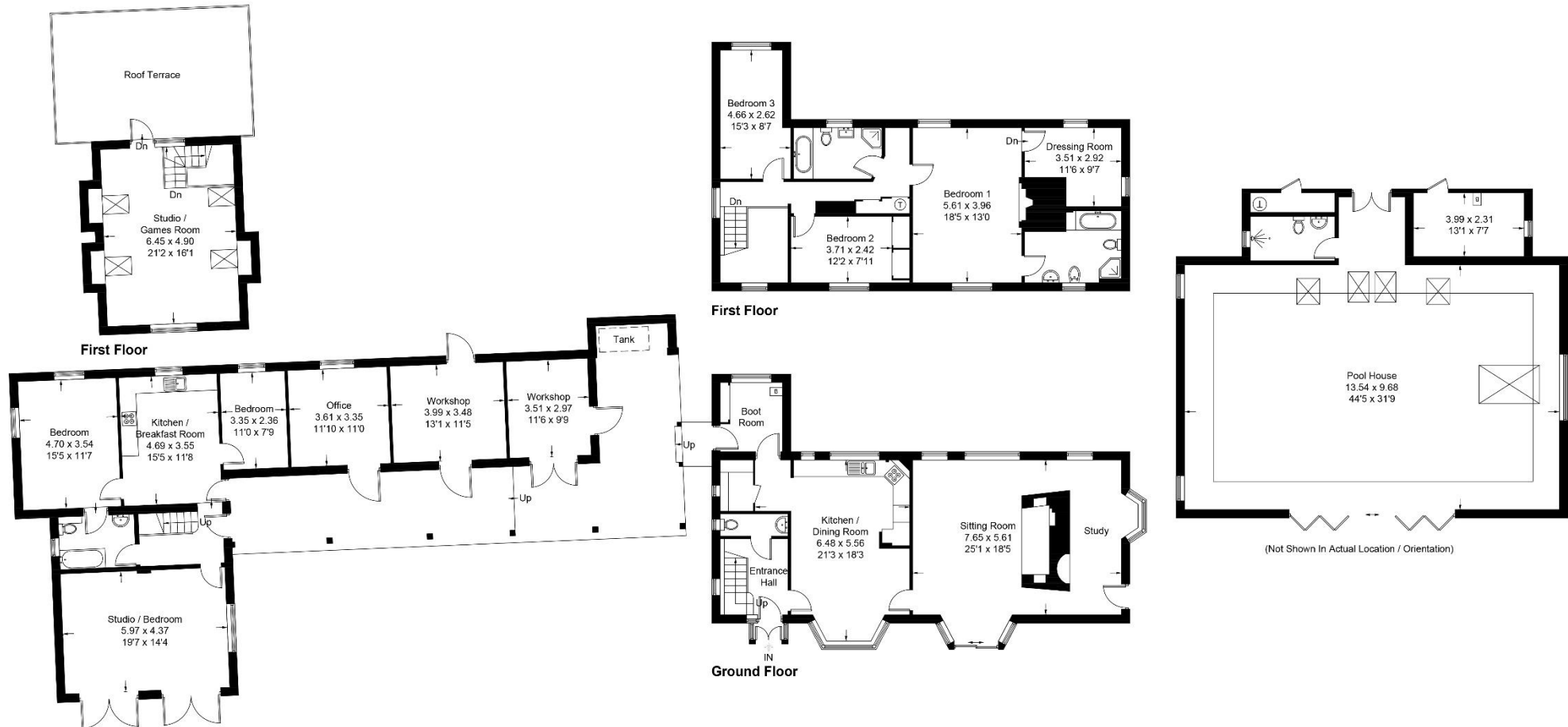
# The Studio Annexe





# Edburton, BN5

Approximate Gross Internal Area = 181.2 sq m / 1949 sq ft  
Studio Annexe / Office / Workshops = 152.6 sq m / 1642 sq ft  
Pool House = 146.3 sq m / 1575 sq ft  
Total = 480.1 sq m / 5166 sq ft



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.(ID1080045)



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