



The Nook | Horsebridge Common, Horsham Road | Ashurst, Steyning | West Sussex | BN44 3AA

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,100,000 | Freehold

- Large, detached chalet style house offering very well presented & good size family accommodation with fabulous open plan main living space. Freehold: Council Tax Band 'G': EPC 'D'.
- With light & spacious accommodation including reception hall, open plan living/dining/kitchen overlooking garden, utility room, cloakroom, office, study/bedroom 5.
- Galleried landing with sitting area, principal ensuite bedroom, guest ensuite bedroom, 2 further double bedrooms & modern family bathroom.
- Gated private driveway, parking for a number of vehicles, double garage.
- South facing garden including wildlife pond, swimming pool, large summer house/playroom and separate garden shed.
- Accessible semi-rural location within 3.25 miles of the old market town of Steyning & the South Downs.

Description

The Nook comprises a very well presented and spacious detached chalet style house that has been enlarged and improved over the years to offer good size family accommodation and including **impressive open plan main living space encompassing a super double aspect kitchen breakfast/sitting/dining room overlooking the garden** and with doors out. A particular focal point of this room is the smart modern fitted kitchen units and then with wood burning stove next to the seating area and light oak flooring. From the **reception hall** also with wood finish flooring and **large part galleried landing over with sitting and study area** there is a **good size South facing office** also with wood finish floor and adjacent **study/ground floor bedroom**. Completing the ground floor is a **utility room** with door to the outside, door to downstairs **cloakroom** and to **integral double garage**.

The first-floor accommodation enjoys a **pretty outlook over the garden and to the South-East over neighbouring farmland to the South Downs in the distance**. From the spacious landing with storage cupboards, doors lead to the **principal ensuite bedroom with fitted wardrobes and ensuite modern shower room** with twin hand wash basins, whilst the **guest ensuite bedroom two** also has fitted wardrobes and an ensuite shower room. Completing the first floor are **two further double bedrooms** and a **luxury fitted modern family bathroom** with bath with shower over and twin hand wash basins.



Outside, the property is approached by an **electric gated tarmacadam drive with good parking and turning space for a number of vehicles** and to the **double garage**. Paths lead around the house and to the main area of garden on the South side with areas of terracing, mixed beds and lawn **plus fence enclosed swimming pool area with large summer house/playroom** and adjacent **pool plant room**. Behind this is a semi concealed **kitchen garden and composting area** whilst to the East side and with doors and outlook from the kitchen is a **wildlife pond** and thence bordering farmland to the East side beyond the hedged boundary.

Location

The Nook lies to the South side of the very popular small rural village of Ashurst with **lovely rural walks and bike rides on the doorstep leading to the River Adur and the South Downs Link**. Ashurst includes the parish church of St. James', a Church of England primary school (SIAMS rated 'outstanding' and OFSTED 'good' rating) with the adjacent cricket and recreation ground, a classic country pub at The Fountain, plus a variety of community events held at the modern village hall.

The pretty and historic old market town of **Steyning is approx. 3.25 miles** away and provides a good range of shops and amenities for everyday needs including a supermarket, restaurants and pubs, a sports centre, primary school and secondary school at Steyning Grammar School. The county town of **Horsham is approx. 11.5 miles** distant and offers a more comprehensive range of facilities as well as mainline railway station with services to London Bridge and London Victoria.











The nearby South Downs National Park provides many miles of spectacular walking and bridle paths, whilst the coastal, business and entertainment City of Brighton & Hove is some 14.75 miles distant. The A24 is within convenient reach providing fast access to the historic market town of Horsham, the M23, Gatwick Airport, (approx. 23.5 miles) London and the wider motorway network. Additional mainline train services can be found at Hassocks (c. 11.25 miles) or Haywards Heath (c. 13.75 miles).

Information

Property Ref: HJB02407 Photos & particulars prepared: Oct 2024 (Ref RBA).

Services: Mains services of water and electricity, oil-fired central heating, electric heating to pool. Private drainage. Fibre broadband connection.

Tenure: Freehold Title: WSX159471

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

Directions

What3words:///ploughed.unafraid.paramedic

From Steyning travel North towards Ashurst and the property will be found on the right-hand side at the start of Horsebridge Common and opposite the left hand turning to Spithandle Lane. **Alternatively:** travelling South from Horsham down the A24 on the B2135 Steyning Road, pass through Partridge Green and then through Ashurst and the Fountain Inn, go down the hill and continue on the straight stretch to Horsebridge Common on the left and the property will be found at the end of the Common on the left.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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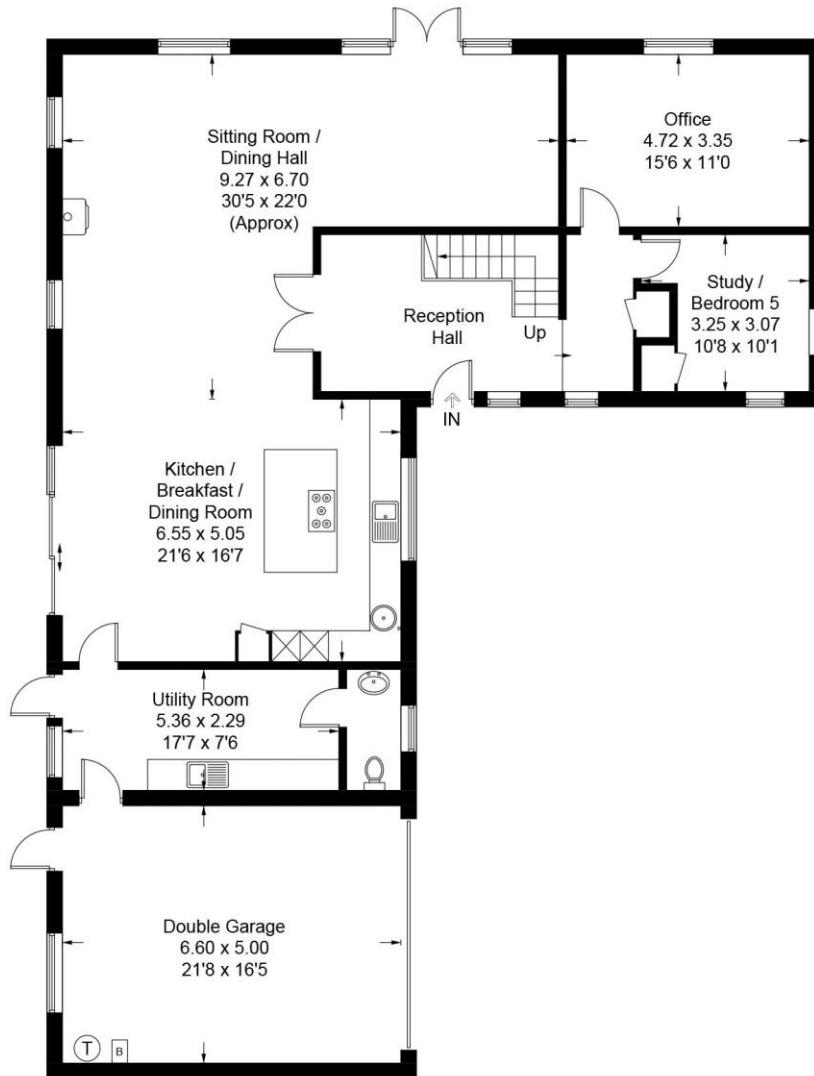


Horsham Road, BN44

Approximate Gross Internal Area = 306.8 sq m / 3302 sq ft
(Including Double Garage)



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.(ID1139703)



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