



Lettings

Glebe House | Fulfords Hill | Horsham | West Sussex | RH13 0NX

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



Glebe House | Fulfords Hill | Horsham | West Sussex | RH13 0NX

Rental Guide: £3,500 - Per calendar month -



- Detached family home
- EPC: E | Council Tax: 'G' | Deposit: £4,038.00
- Set within mature gardens with an orchard and beautiful views across open fields
- Garage and workshop
- Delightful village location
- Five bedrooms including beautiful principal suite
- Well fitted kitchen/dining room

## Description

A charming detached family home in the sought after village of Itchingfield. Set within mature gardens with an orchard and beautiful views across open fields, Glebe House is a spacious and versatile detached home in a desirable semi-rural location. This attractive property features a generously proportioned kitchen/diner with French doors opening onto the garden—perfect for family living and entertaining, drawing room complete with wood-burning stove, while the study and separate family room offer flexible living and working spaces.

Upstairs, there are five bedrooms, including a principal suite with a freestanding clawfoot bath and a separate shower cubicle, as well as a family bathroom.

Externally, the property benefits from a double garage, workshop, and gravelled parking area behind secure gates. The landscaped gardens, complete with a charming orchard area, wrap around the house, creating a tranquil and private setting. Located adjacent to the village church in the picturesque village of Itchingfield, Glebe House is ideally positioned just 0.5 miles from the renowned Westons Farm Shop, offering a delightful blend of countryside living with convenient local amenities.

## Location

What3words:///snack.bills.balancing



## Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band G.
3. **Services:** Mains water & electricity are connected. Oil fired central heating.
4. **Photos & particular prepared:** July 2025
5. **Property Reference:** HJB03176

## Viewing

An internal inspection is strictly by appointment with:

## H.J. BURT Lettings Department

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyping@hjburt.co.uk](mailto:steyping@hjburt.co.uk)



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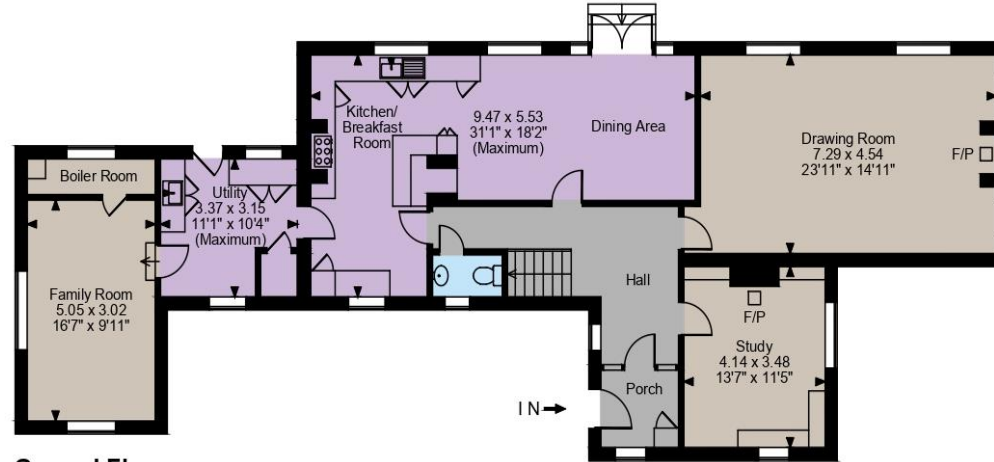
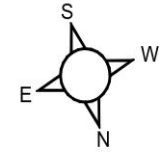
# Glebe House Fulfords Hill, Itchingfield, West Sussex

Main House internal area 2,571 sq ft (239 sq m)

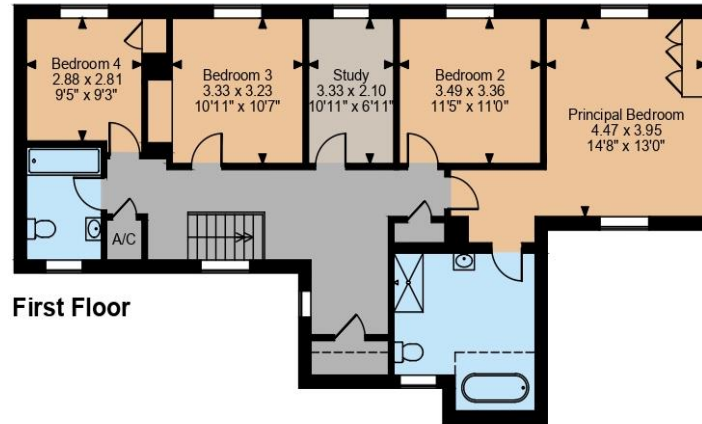
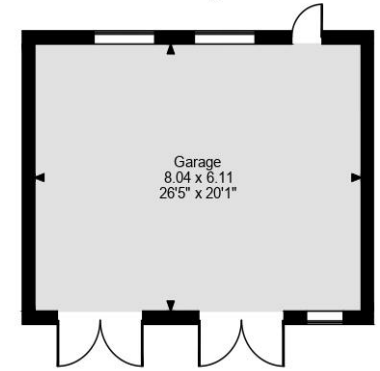
Garage internal area 529 sq ft (49 sq m)

Outbuilding internal area 366 sq ft (34 sq m)

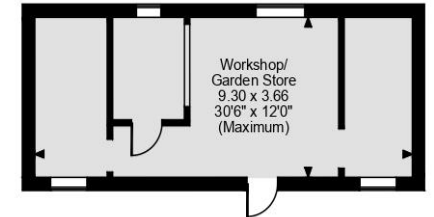
Total internal area 3,466 sq ft (322 sq m)



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               |         | 82 B      |

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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