



Wychwood | Park Lane | Maplehurst, Nr. Horsham | West Sussex | RH13 6LL

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £750,000 | Freehold



- Superb redevelopment opportunity (subject to consents) of a delightful semi-rural plot extending into c. 1.61 acres.
- Freehold. Council Tax Band 'G'. EPC 'E'
- Detached four-bedroom 1950's house set on edge of pretty country village of Maplehurst.
- Entrance hall, Living/Dining Room, Kitchen, Utility Room, Study/Breakfast Room, Four bedrooms & Shower Room.
- Private entrance drive & garage.
- Glorious garden with orchard & area of copse.
- Occupying excellent semi-rural location within 5.5 miles of Horsham.

Description

Wychwood is believed to have originally been built in the 1950's and has been owned by the current vendor for the last 50 years. The detached four-bedroom house enjoys a lovely South facing position and outlook over its very attractive gardens and grounds, but due to potential areas of settlement to the house, it is felt that the building offers a very good opportunity for redevelopment or possible replacement with a larger new house, subject to all necessary consents.

Maplehurst village offers the best of both worlds by being quiet and semi rural with the White Horse pub a short stroll along the lane and yet is also very handy for access by car into Horsham with its extensive range of facilities within 5.5 miles.

The **gardens and grounds to the house are a real delight** with a **private gated driveway** leading from Park Lane with parking in front of the house and garage and thence with the large garden stretching to the East and North with wide expanses of lawn, terracing extensive planting and mixed fruit trees. There is a **greenhouse** and then a pretty area of **mixed broadleaf copse** beyond the orchard and thence bordering neighbouring fields.

The house includes brick and tile elevations and primarily upvc double glazed windows and oil-fired central heating with accommodation including **entrance hall, living/dining room** with fireplace, **kitchen and separate breakfast room/study** and link to garage with **w.c.** To the first floor, there are **four bedrooms and a shower room**.



Location

The property lies to the North side of Park Lane to the East of the small rural village of Maplehurst, including the White Horse Inn, and is in a peaceful semi-rural location accessed by country lanes to the South-East of the old market town of Horsham which is within 5.5 miles. Horsham offers a comprehensive range of shops, trades and recreational facilities as well as a mainline railway station with services to London Victoria & London Bridge. Haywards Heath with a similar range of facilities and mainline station is approx. 10.5 miles to the East; the coastal city of Brighton is c. 19.5 miles to the South and Guildford is approx. 27 miles to the North. Gatwick Airport is within 15 miles and accessed via the A23 thence leading to the M23 and the national motorway network. More locally, the A24 may be joined at Buck Barn crossroads to the West (c. 3.75 miles) and with local convenience store with extended opening hours at Cowfold within 2.75 miles. London is approx. 42 miles.

There is a good range of state and independent schools in the area, both primary and secondary, and including to the North at St. Andrew's Church of England Primary School in Nuthurst. There are a variety of country walks in the area with footpaths leading off Park Lane and with extensive rural views across a mixture of farm and woodland.

Sporting & Recreation

Walking & Riding along local footpaths and bridleways. Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Equestrian events at Hickstead, Pyecombe, Henfield and Pulborough. Golf at Horsham, Mannings Heath, Albourne, Worthing & Pulborough. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre & Cinemas at Horsham, Guildford, Crawley, Brighton & Chichester.





*Three pairs of
semi-detached
cottages in
process of
construction*

Wychwood



Information: Prop Ref: HJB03257. Photos & particulars prepared: Oct 2025 (ref RBA).
Services: Mains water and electricity. Drainage is to a private system. Oil-fired central heating.
Tenure: Unregistered Freehold title.
Local Authority: Horsham District Council. **Council Tax Band:** 'G'.

Directions: what3words:///dugout.scorching.legs

From the centre of Maplehurst village drive past the White Horse pub along +Park Lane heading East and the property will be found on the left/North side within 0.25 mile.

Viewing is strictly by appointment with:

H.J. BURT Steyning

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

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 Find us @H.J.Burt



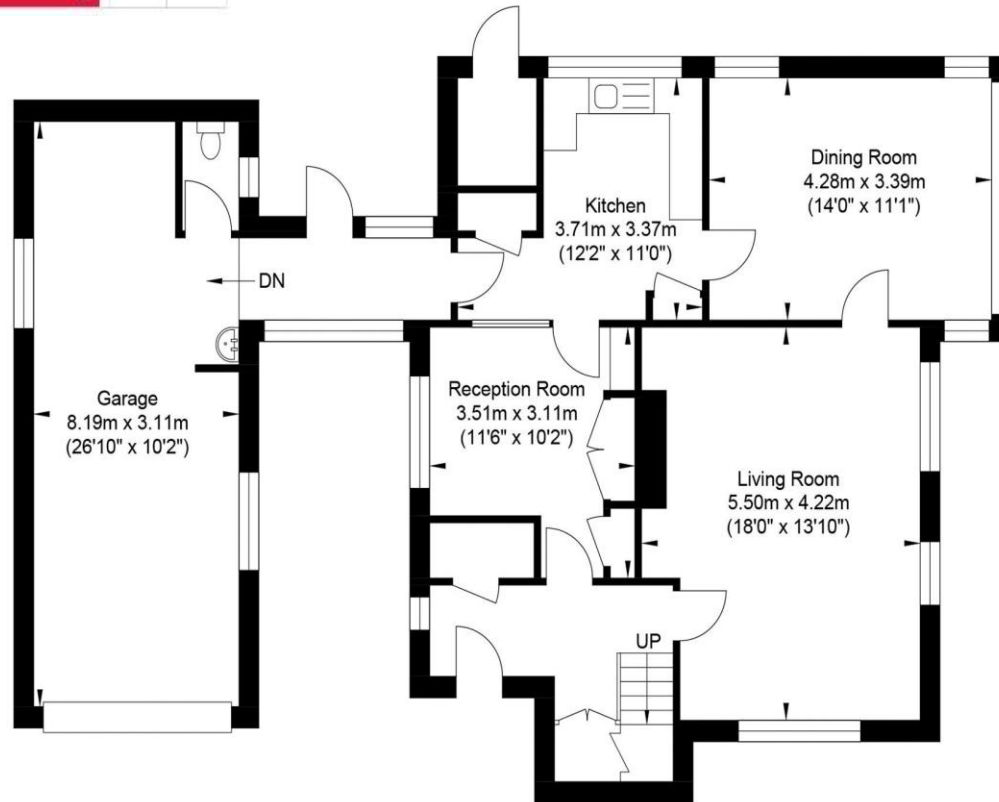
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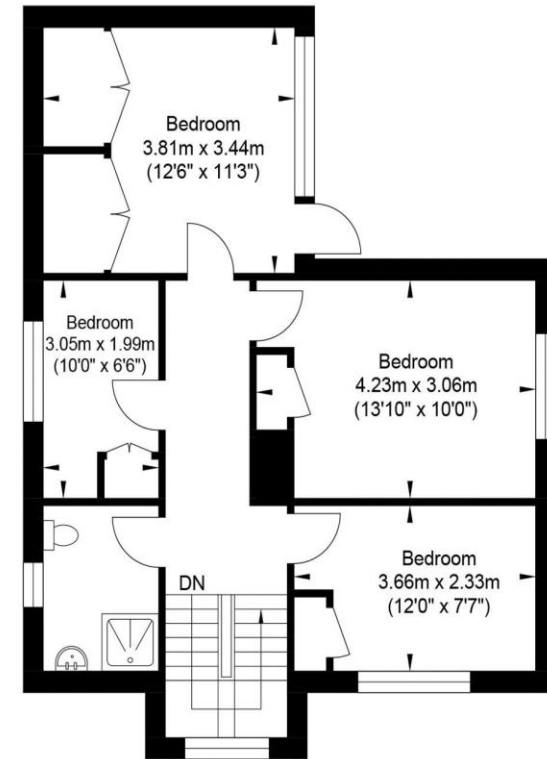


Park Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1062.39 sq ft
(98.70 sq m)



First Floor
Approximate Floor Area
602.88 sq ft
(56.01 sq m)

Approximate Gross Internal Area (Including Garage) = 154.71 sq m / 1665.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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