



H.J. BURT
Chartered Surveyors : Estate Agents

Hedgeways | Mill Lane | Littleworth, Nr. Partridge Green | West Sussex | RH13 8JU

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D & C

Guide Price: £1,200,000 | Freehold

- Impressive 5-bedroom family home with extensive accommodation plus spacious 2-bed attached annexe & set in large South facing plot of c. 0.54 of an acre. Freehold. Council Tax 'G'. EPC 'D' & 'C'
- With well-proportioned principally South facing accommodation including reception hall, cloakroom, utility room, kitchen/dining room, sitting room, garden room & living room.
- Principal ensuite bedroom, 4 further bedrooms & bathroom to the main accommodation.
- Attached & part interlinking 2-storey annexe with living/dining room, kitchen, cloakroom and 2 first floor bedrooms & bathroom.
- Good size private driveway, garage. Detached studio with cloakroom.
- Glorious South facing garden with greenhouse. Overall c. 0.54 of an acre.

Description

Hedgeways comprises an impressive family house believed to originally date from the 1930s and extended to two sides to offer well-proportioned accommodation spread over two floors and encompassing an attached annexe which is also interlinked to the main house which overall provides either 5 bedrooms and the 2-bedroom annexe, or a total of 7 bedrooms. The accommodation principally enjoys a South facing aspect overlooking the large garden stretching to the South and occupying an overall plot of c. 0.54 of an acre including good size driveway to the front.

The house includes external mellow elevations of brick with uPVC double glazed windows and with **large garden room** to the rear being South facing and overlooking the garden but with interlinking doors from the **sitting room, hall** and to the annexe. From the reception hall with cloakroom off doors link to the living room with its **high beamed ceiling and fireplace** and thence leading round to the **family kitchen/dining room** with comprehensive range of fitted units and electric **Aga** plus useful side **utility room** with pantry ready to stock the produce of the garden.

To the first floor of the main accommodation, the **double aspect principal bedroom** enjoys a **lovely outlook over the garden**, fitted wardrobes and **ensuite shower room**. There are then **four further bedrooms** and a **family bathroom**. The later addition annexe to the West side includes modernised accommodation accessed either from the separate



external access or internal connecting doors from the garden room to a **living/dining room** with inner hall area and **cloakroom** and **kitchen/breakfast room** with door to the outside. To the first floor there are **two bedrooms** and a **modern bathroom**.

Outside a particular feature of the property is the impressive **overall plot extending to in excess of half an acre** and including **gravelled private driveway** with parking and turning for a number of vehicles with mature planting to the frontage to Mill Lane and side drive to a **workshop/garage**. This in turn adjoins paths and **terracing at the rear of the house** and thence leading to a brick and tile **adaptable detached studio building** with electric underfloor heating, double glazed windows and French doors plus internal cloakroom. The **South facing garden** is a real delight planted with an abundance mix of mature, colourful, herbaceous plants and specimen trees including mixed fruit trees and **kitchen garden** to the South side with large **greenhouse, garden shed** and **potting shed**.

Location

The property is located in the popular rural hamlet of Littleworth to the North of Partridge Green village (c. 1 mile) including late opening Co-Op convenience store, very popular butcher, baker, hairdresser, church and Jolesfield Primary School. Within convenient walking distance along Mill Lane and onto Littleworth Lane is The Windmill country pub. Additional facilities may be found in the large village of Henfield (c. 4 miles) whilst there are even more comprehensive shops, restaurants and other facilities in the old market town of Horsham (c. 8.25 miles). Horsham may be reached via back lanes or the A24 dual carriageway (c. 1.75 miles) and which in turn provides connections to Worthing to the South and other major routes and centres including Gatwick Airport (c. 21 miles).









The cosmopolitan coastal city of Brighton with its wide array of shops and recreational opportunities is within 16 miles.

There is a good range of both state and private schools in the local area. Public footpaths lead off the local lanes.

Sporting & Recreation:

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle across the A24. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. David Lloyd Wickwoods country & sports club and spa within 7.25 miles. There is a good range of state and independent schools in the area

Information

Property Ref: HJB03234. **Photos & particulars prepared:** September 2025 (Ref RBA).

Services: Mains water, electricity gas and drainage are understood to be connected. Oil-fired boiler to main house and mains gas boiler to the annexe. Electric Aga to main house.

Title: Freehold Title: WSX28851.

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

Directions

what3words///scorched.windy.glance

The property is located as shown on the appended plan approximately mid-way along Mill Lane and on the South side.

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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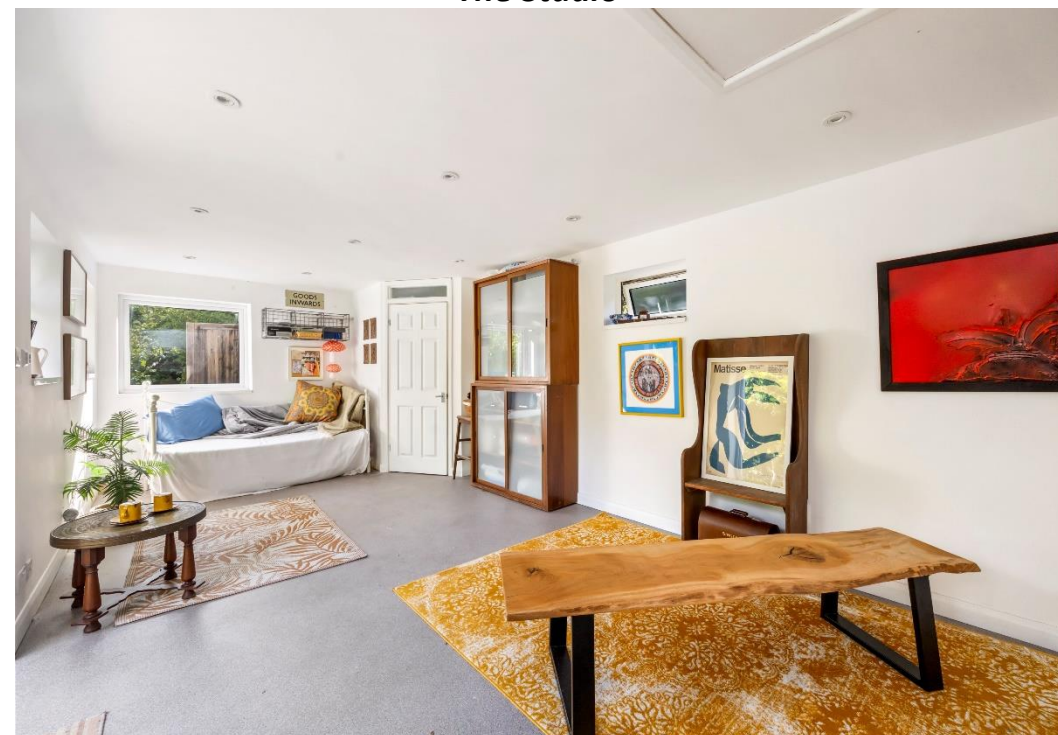
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The Studio



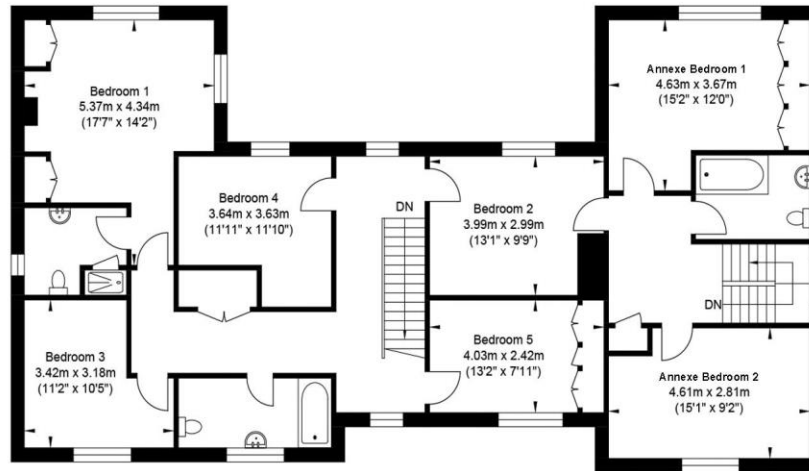
The Annexe



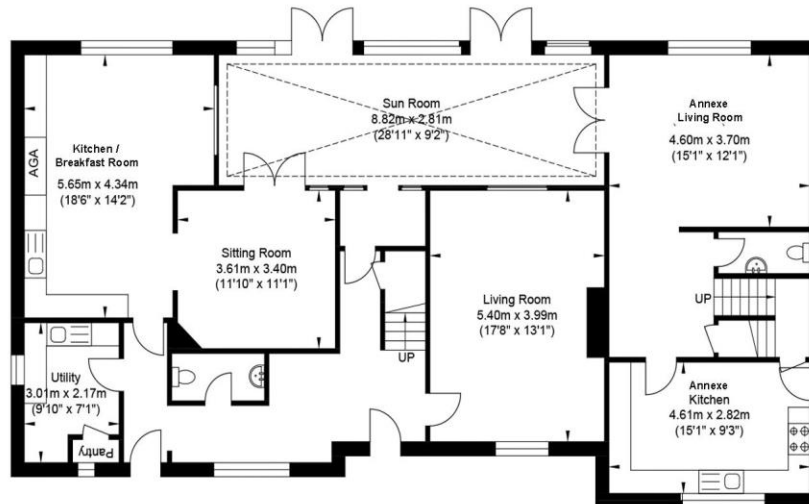


Mill Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	88 D
39-54	E		
21-38	F		
1-20	G		



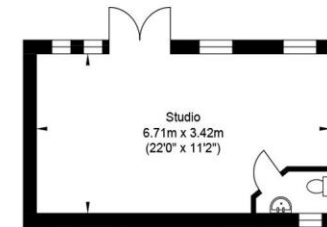
First Floor
Approximate Floor Area
1452.91 sq ft
(134.98 sq m)



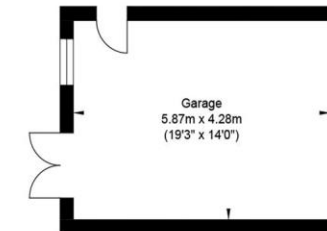
Ground Floor
Approximate Floor Area
1695.53 sq ft
(157.52 sq m)

The Annexe

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



Studio
Approximate Floor Area
247.03 sq ft (22.95 sq m)



Garage
Approximate Floor Area
270.38 sq ft
(25.12 sq m)

Approximate Gross Internal (Including Annexe & Excluding Garage / Studio) Area= 292.5 sq m / 3148.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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