



Camomile Cottage | Shermanbury Road | Partridge Green | West Sussex | RH13 8EU

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in the region of £1,375,000 | Freehold

- Charming detached 5 bed character property in a semi-rural location.
- EPC: D. COUNCIL TAX: G
- Large plot of around 1.03 acres (0.417 Ha) with various outbuildings
- Three good sized reception rooms. Incl Large Sitting/Dining room with woodburner
- Lovely Kitchen/Breakfast Room with Family area and Utility
- Four Bedrooms on the first floor, two Ensuities, plus Family Bathroom
- Games room/potential annexe (stnc) with shower room and kitchen area
- Long private drive with turning area and garaging

Description

A stunning double-fronted period house, formerly two cottages, situated in a semi-rural location with countryside views and various useful outbuildings and gardens extending to around 1.03 acres. The property has been extended and altered over the years and now offers excellent family accommodation over two floors that includes; three good reception rooms, a large kitchen/dining/family room with utility, five good sized bedrooms and three bathrooms (two ensuite). The property has an electrically-operated vehicular gate and a long private driveway with parking for several cars, along with garaging, a games room/potential annexe (stnc) and further outbuildings. The property has extensive gardens and grounds and is close to numerous countryside walks.

A timber **Porch** with pitched roof and panelled front door leads to the **Entrance Hall** that has timber flooring that extends into the Study and Snug. Deep walk-in understairs storage cupboard and latched door to **Cloakroom** with a low-level WC. Square wash and basin with oak storage cupboard. Tiled floor and combined radiator/towel rail. The **Study** has a fitted desk with a latched door. Whilst the **Snug** has double glazed casement doors to the front garden and a woodburning stove with raised marble hearth. The lovely double aspect Sitting Room, also has a woodburning stove with raised marble, hearth and double glazed windows with a pleasant outlook over the front and rear of the property. The **Kitchen** is approached by a latched door and comprises kitchen area. A family area and a utility. The Kitchen itself is fitted in a range of Oak fronted units with marble work surfaces and up stands with matching hanging wall cabinets and numerous drawers and cupboards. Twin bowl sink top with mixer tap/hot tap. Two Neff built-in ovens with steamer oven and microwave plus separate Neff induction hob with extractor over. Built-

in Neff dishwasher, space for American style fridge. Tiled flooring with underfloor heating that extends into the **Family Area**. Double glazed casement doors to the rear garden and two built-in storage cupboards with latched doors, one with electricity meters and underfloor heating manifolds. **Utility Room** has cupboards matching the kitchen with a deep glazed sink adjoining marble work surface and up stands with space and plumbing for automatic washing machine, tumble dryer and space for fridge. Underfloor heating and glazed casement door to outside. Wall mounted Ideal HE 24 gas boiler.

A return staircase leads from the entrance hall to the **First Floor Landing** with built in airing cupboard and further built in linen cupboard. Two Velux skylights. The magnificent main **Bedroom** has a built-in double wardrobe, double glazed casement doors and Juliet balcony with pleasant outlook over the rear garden and countryside beyond. A latched door leads to a recently replaced **Ensuite Shower** that a wide fully tiled walk-in shower cubicle with deluge head. WC, with concealed cistern, wash hand basin both set in recesses with them granite tops and a cupboard below the basin. Tiled floor, further recess for towel storage and combined radiator/towel rail. Two Velux skylights and extractor fan. There are three further double bedrooms on this floor, plus a further single bedroom. The second **Bedroom** overlooks the front of the property and has a built-in wardrobe cupboard and an **Ensuite Shower** with fully tiled shower cubicle with deluge head and hand shower attachment. porcelain tiled floor, WC with concealed system and granite shelf raised square wash hand basin set in recess with granite work top and up stand, plus cupboard below. Shaver point. Double glazed window with obscured glass and combined towel rail/radiator. The third **Bedroom** also has a built-in wardrobe cupboard and access panel to the roof space and has a pleasant outlook over the front garden and the open countryside beyond. The single **Bedroom** overlooks the rear garden., whilst the family **Bathroom** is fitted in a modern suite comprising roll top bath with central mixer tap and hand shower attachment, and tiled splashback. Raised wash hand basin set on timber vanity unit with marble top and up stand. Matching shelf and window sill, WC with concealed cistern, porcelain tiled floor. Contemporary radiator/towel rail.

Outside: The property is approached by a remote control electric five bar gate and a gravel driveway with the turning area to the front of the property and parking for numerous cars. The property is surrounded by own delightful gardens, mainly to lawn, flower borders and lamp post to the front, mature trees. Directly to the rear of the









property is an extensive paved patio area with outside light and power, plus a working well. A raised brick retaining wall and steps lead up to further area of garden with a gate leading to the adjoining countryside. There is further paved sitting out area with outside power and tap covered by a pergola, ideal for alfresco dining. To the west of the property is a timber store and chicken run, whilst beside the drive is an enclosed vegetable garden with aluminium framed greenhouse. To the rear of the property is a summer house. To the West of the property beyond the vegetable area is another expanse of lawn with mature shrubs and trees and a gate leading to the Shermanbury Road. In all, the magnificent gardens and grounds, total just over of an acre.

Outbuildings: Various outbuildings include a former timber clad garage with pitched roof and electric roller shutter door currently used as a **Cinema Room** but could be used as a gym or an annexe (subject to the necessary consents). This has a shower room to the rear, a stainless steel sink and timber work surface with space for domestic appliances and a separate Glow worm gas boiler housed in a storage cupboard. UPVC double glazed windows, access to roof space and rear personnel door. Further covered area to the side. To the rear of this is a detached single **Garage** with an electric roller shutter door and a rear personnel door. Rubber matting, electric light and power. Opposite is a clad **Storage Shed** with pitched roof and double vehicle doors and electric light and power. To the left of this is a pair of timber-built **Workshops/Stores** with pitched tiled roofs. The right hand half is used as a workshop and had a screeded floor and electric light and power. Whilst the left-hand half has double doors for garden machinery, electric light and power and a useful loft for storage. Outside power points.

Location

The property is situated in a lovely semi-rural location on the eastern outskirts of the village yet within easy reach of the close to the recreation ground, and the village High Street. The village has a primary school, doctors surgery, village hall, churches, public house and local shopping facilities including extended opening hours convenience store with post office, butcher, baker, hairdresser, vet, as well as a recreation field. More extensive facilities can be found at Henfield, approximately 4 miles to the South-East and Steyning, approximately 6 miles to the





South. The A24, approximately 2 miles to the North-West, provides dual carriageway connections with Horsham (approximately 9 miles to the North). The town offers a wide range of shops, trades and services, as well as a main line railway station (with services to Gatwick and London-Victoria) and out of town superstore shopping. There is a bus stop a few minutes' walk away, that provides regular services between Horsham and Brighton, via the number 17 bus.

Information

Property Reference: HJB02713

Photos & particulars prepared: April 2024 Robert Turner MNAEA)

Services: Main electricity, gas and water. Private drainage system. Gas central heating.

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

Directions

From the B281, turn left on the B2116 to Partridge Green village where the property will be seen on the right before the recreation ground. What Three Words: <https://w3w.co/adjuster.decoding.fabricate>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

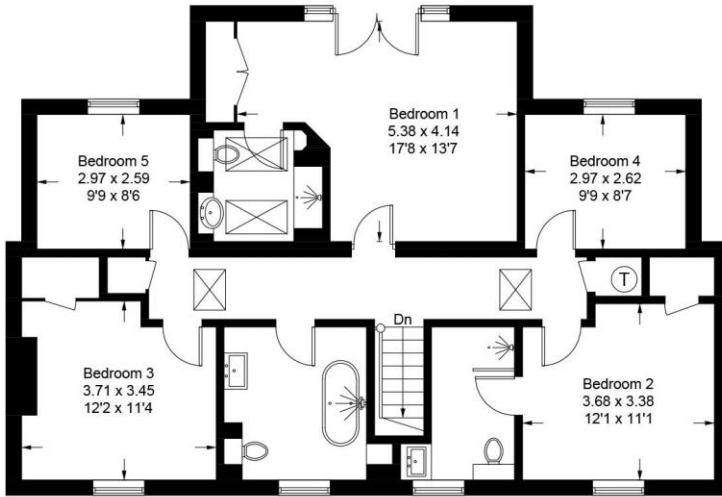


Shermanbury Road, RH13

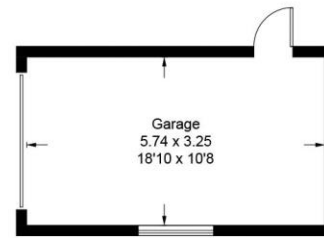
Approximate Gross Internal Area = 216.5 sq m / 2330 sq ft

Outbuildings = 106.3 sq m / 1144 sq ft

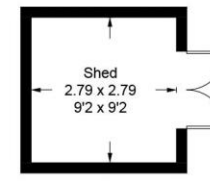
Total = 322.8 sq m / 3474 sq ft



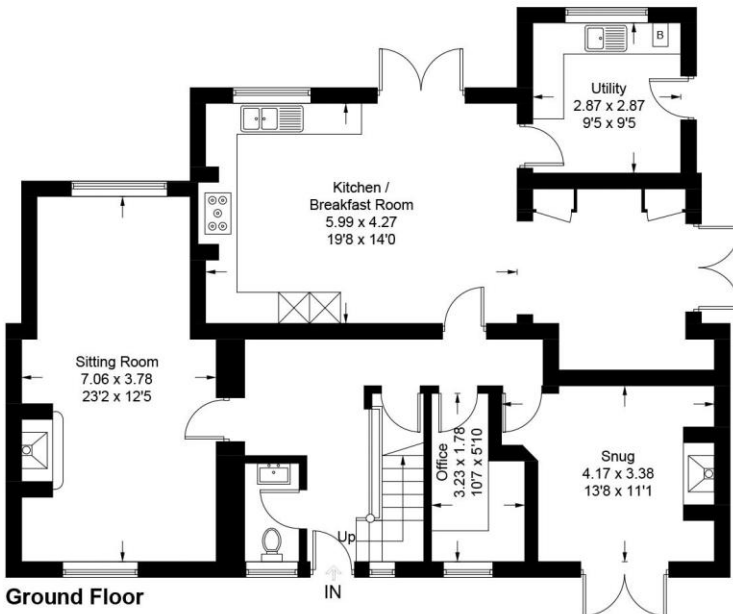
First Floor



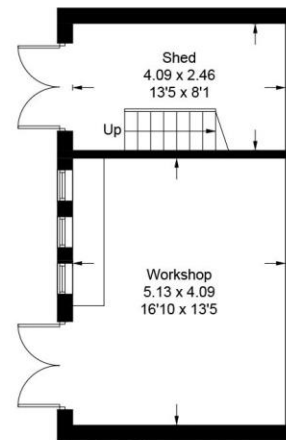
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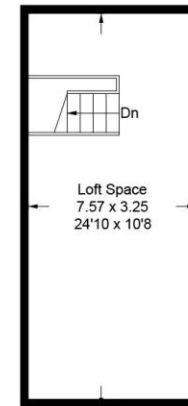


Ground Floor

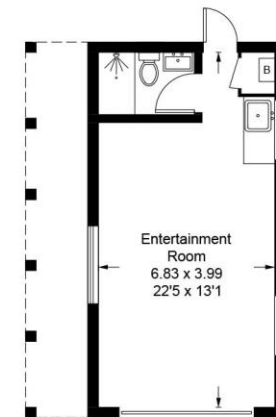


Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding First Floor



(Not Shown In Actual Location / Orientation)

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.(ID1066249)



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