

Large plot
just under 1 acre



Monkswood | Hangerwood | Shermanbury, Nr Henfield | West Sussex | RH13 8HJ

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £795,000 to £825,000 | Freehold



- Detached chalet property with stunning views
- Semi rural location, northern outskirts of Shermanbury
- Beautiful gardens and grounds totalling 0.926 of an acre (0.37 Ha)
- Large extended sitting room with vaulted ceiling and woodburner.
- Three double bedrooms, including large first floor principal bedroom.
- Kitchen with utility/lobby. Oil central heating. New internal doors
- Parking for several cars with garage. Large summerhouse/studio
- Viewing highly recommended. Vendor suited
- EPC: F. COUNCIL TAX: F

Description

A spacious and most attractive three double bedroom detached chalet property with stunning gardens and grounds of just under 1 acre, pleasantly situated in a semi-rural location on the outskirts of Shermanbury. Monkswood was originally constructed in, we believe, 1955 as a bungalow and has been significantly altered in recent years with the addition of a stunning first floor bedroom large enough to convert into two rooms or to provide a dressing area and ensuite. This bedroom also has a glazed balcony affording outstanding views over the gardens and the adjoining farmland to the side. The sitting room has almost been doubled in size with a lovely additional triple aspect sitting area with a vaulted ceiling and glazed casement doors leading to a decking area and overlooking the rear gardens and farmland. There is ample scope for further extension and improvement if required, subject to any necessary consents. The stunning gardens and grounds are one of the main features of the property and include a formal area as well as a large area of light woodland and a useful large, and recently built insulated timber summerhouse, which overlooks the garden & adjacent fields. This could be used as a studio/home office or indeed potentially for ancillary accommodation, subject to any necessary consents. There is also scope to extend to the rear of the garage, again subject to any necessary consents. The vendors are suited so an internal inspection is highly recommended.

Open Covered Porch with a multipaned front door leading to the **Entrance Hall** with cloaks cupboard. **Double Bedroom** featuring a bay window with a lovely outlook over the front garden. Built-in cupboard. A further **Double Bedroom** has lovely views over the rear garden and over open farmland. The **Kitchen/Breakfast Room** is fitted in a range of cream

fronted units with a single drainer stainless steel sink top, timber work surfaces, matching hanging wall cabinets and an additional built-in double cupboard, part tiled walls and vinyl flooring. Built in oven with four ring halogen hob and extractor over. Recess with Myson oil boiler. Serving hatch to sitting room. Further built in cupboard housing lagged hot water cylinder and heater. Part glazed door leads to a **Rear Lobby/Utility** with space and plumbing for automatic washing machine, quarry tiled floor, part glazed stable door to the side of the property. Further latched door to **Cloakroom**. With a high-level WC, wash hand basin with tiled splashback and quarry floor. The stunning **Sitting/Dining Room** that was extended approximately three years ago with the original part having a woodburning stove and a bay window overlooking the side of the property. This room has now been almost doubled in size and opened up into a large, contemporary vaulted area with high-level windows, upright contemporary radiators further period style radiators, exposed light oak timbers, and triple aspect double glazed windows overlook the garden the fields beyond, whilst double glazed, casement doors lead to a substantial decking area, and formal garden which provides a real feeling of open space. **Family Bathroom** is fitted in a retro pampas coloured suite comprising panelled bath with shower over and hand shower attachment, large pedestal wash hand basin, low level WC. Vinyl flooring and fully tiled walls. Windows with shutters providing an outstanding outlook over the garden and the adjoining fields.

An open tread staircase leads to the **First Floor** where there is a magnificent **Principal Bedroom** that could easily be divided into two rooms, thus providing a fourth bedroom, or indeed enough space to create an ensuite and/or dressing area. There are a pair of









double-glazed casement doors leading to balcony that has outstanding views over the rear garden and the fields to the side. Two Velux windows. Under eaves storage.

Outside The property is approached by a five-bar gate with a parking for several cars and leading to the attached **Garage** with a storage area and rear access. There is a pretty front garden with a paved area to the side of the entrance gate for bin storage with areas of shaped lawn with well stocked flower and shrub beds and screened at the front by numerous mature trees. There are two wrought iron gates providing access either side of the property to the magnificent east facing rear garden. To the side of the kitchen door is a further paved area with raised timber planters and a recently replaced oil tank with watchman. Outside tap and several outside light points and garden lighting. This area leads to an extensive decking area ideal for alfresco dining and providing stunning views of the rear garden and adjoining countryside. The formal area comprises areas of level lawn with mature shrubs trees leading to a useful large timber **Summer House** with electric light and power and its own decking area, with wonderful views across open fields. This is ideal for use as a studio or potentially could be converted into an annexe for ancillary accommodation (subject to any necessary consents) Beyond this is further large area with light woodland with stock fencing adjacent to the adjoining countryside with various mature trees, to the rear of which is a **second raised timber Studio** providing tranquillity and further views across open fields. There is ample room to the rear of the garage, for further extension, subject to any necessary consents.

Location

The property is pleasantly situated in Hangerwood, a turning off the Brighton Road (A281) between Horsham and Henfield, on the north eastern outskirts of Partridge Green and the hamlet of Shermanbury. Partridge Green that has some local shops is about one and a half miles away, whereas Cowfold is approximately 2 miles to the north where there is also a small range of local shops and facilities plus access to the A272, leading to the A23 with Gatwick Airport just 20 minutes away. Henfield, with its more comprehensive range of shops and services is also about 3 miles to the south.



Access to the A24 dual carriageway just over 4 miles to the west, with Horsham about 8 miles north and Shoreham 11 miles to the south. The coastal city of Brighton and Hove is approximately 14 miles, whilst mainline railway stations, with fast and frequent services to London and the South Coast, can be found at Hassocks (8 miles), Burgess Hill (10.5 miles) and Haywards Heath (11 miles). Golf is available at Singing Hills, Albourne, Devil's Dyke and Pyecombe, whilst local equestrian events are available at Pyecombe, Hickstead, the South of England Showground at Ardingly and Borde Hill. There are a good selection of public and state schools in the local area.

Information

Property Reference: HJB00794

Photos & particulars prepared: October 2024 (Robert Turner MNAEA)

Services: Mains electricity water and drainage. Oil central heating

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

Directions

From Henfield proceed north on the A281 towards Cowfold passing the Bull Inn, the turning to Partridge Green and the turning right into Woodside Close. After another third of a mile, take the right hand turning into Hangerwood and the property is the last on the right.

What Three Words: <https://w3w.co/establish.laughs.heightens>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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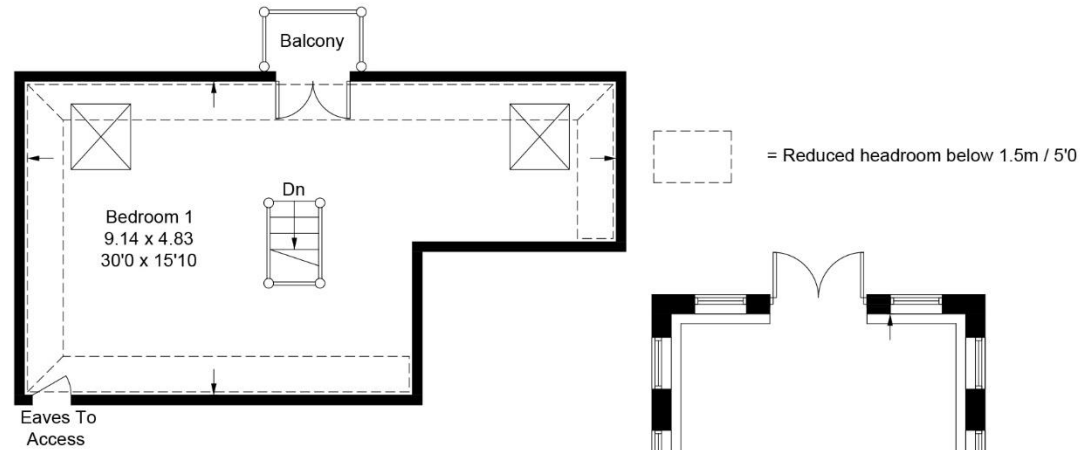


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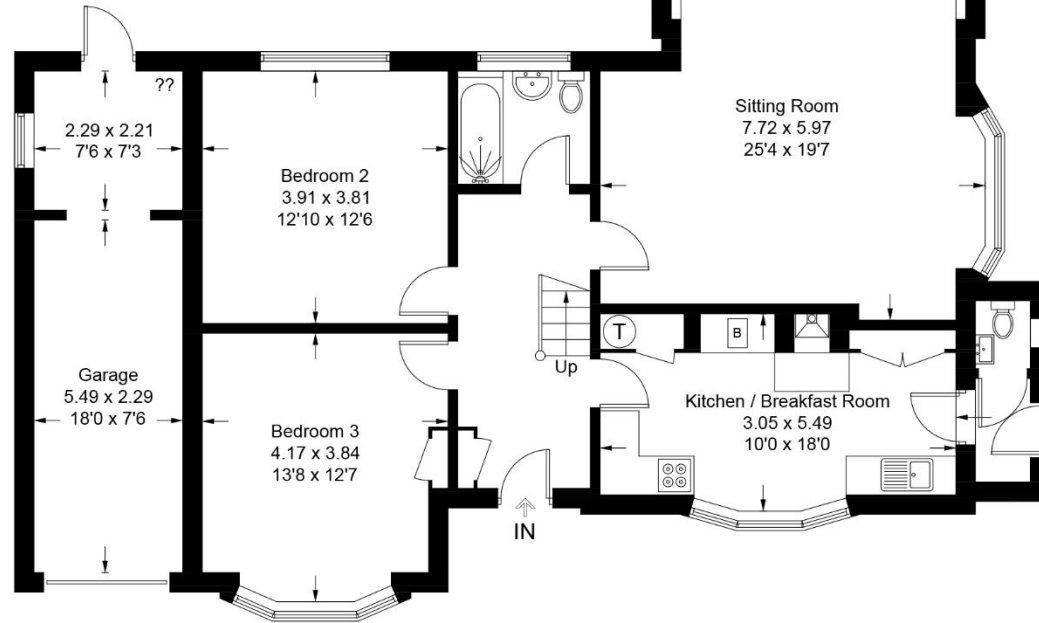


Hangerwood, RH13

Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 158.4 sq m / 1705 sq ft



First Floor



Ground Floor

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.(ID1135020)



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