



Birch Grove | Shermanbury Road | Partridge Green | West Sussex | RH13 8EU

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £925,000 | Freehold



- Architect-designed & much improved detached bungalow
- Mature & beautiful gardens with a total plot almost half an acre
- Study, living/dining room & contemporary Kitchen
- Four large Bedrooms with principal bedroom having an en-suite
- Refitted family bathroom, cloakroom, utility room
- Double garage, driveway with ample parking
- UPVC rainwater goods, fascia boards and soffits
- Gas central heating and double-glazed windows throughout
- Alarmed property, garage and outbuilding

Description

A unique four-bedroom architect-designed detached bungalow built in 1971 offering spacious and flexible accommodation, having been thoroughly modernised over the last few years. The property is set in mature and stunning gardens with a total plot approaching half an acre, including a double garage and off-road parking. The bungalow features a magnificent open plan, contemporary kitchen that flows into a dining area and formal sitting area, with double doors leading to the garden. An inner hall leads to four good sized double bedrooms including a sizeable principal bedroom suite (formerly two rooms) with an ensuite. There is a study, family bathroom, cloakroom and useful utility room, all upgraded in recent years. The delightful gardens have several sitting out areas with shade or sun, including a Wisteria-clad pergola and a sheltered patio to the rear of the sitting room. An internal viewing is highly recommended to fully appreciate this very individual property.

Open Covered Porch with panelled front door with double glazed side panel to the **Entrance Hall** with laminate flooring and a panelled door to the **Cloakroom** that has a wash hand basin, w.c with concealed cistern set in vanity unit, laminate flooring, extractor fan and a demister mirror. The Study has double window with outlook over the front garden. Open plan **Living Room** and **Kitchen**. The **Sitting Room** area has a triple aspect with a magnificent outlook over the rear garden this in turn leads to the **Dining Area** and through to the **Kitchen** which has a vaulted ceiling and two Velux skylight windows. Kitchen has an extensive range of modern Alno German units and worktop/upstands cappuccino coloured, with concealed lighting. This includes a large central island with storage units, Neff induction hob, Neff pop-up extractor and breakfast bar. Two Neff



ovens and a matching microwave with warming drawer. Contemporary 1½ bowl fibre sink with boiling hot tap and cupboards under. Integrated Neff dishwasher and fridge and freezer, upright radiator, laminate flooring double doors to the rear garden. Separate **Utility Room** with a large number of matching Alno base and wall units, worksurfaces and upstands, extractor fan, contemporary radiator and laminate flooring.

Double doors from the dining area lead into an **Inner Hall** where there is double cupboard and double doors leading to the patio area. Bathroom fitted in a range of modern grey fronted units with laminated work surfaces comprising shaped bath with Aqualisa shower over, w.c with concealed cistern, moulded sink, various drawers and cupboards in vanity unit, tiled floor and tiled walls, contemporary radiator. **Bedrooms two, three and four** are all double with built in wardrobes to two and three, whilst **Bedroom four** is currently used as a gym. The principal **Bedroom** was formerly two rooms and is now a large triple aspect room, with built in wardrobe cupboards, double glazed sliding doors to patio area, glass double doors to the **Shower Room**. Porcelain tiled floor mainly tiled walls, large walk-in shower cubicle with Aqualisa shower contemporary radiator moulded sink set in vanity unit, w.c with concealed cistern set in vanity unit large, fitted demister mirror, Dimplex convector heater.



Outside: Parking & Garaging: the property is approached by block paved drive with parking for several cars leading to the large, attached double **Garage**. Electric up and over door, electric light and power and additional workshop area with access panel to the roof space. Viessmann gas fired boiler, Worcester hot water cylinder.

Gardens: The front garden is mainly block paved with an area of lawn beside the garage. A wrought iron gate leads to the magnificent rear gardens with an enclosed patio area to the rear of the Sitting Room and principal Bedroom. This in turn leads to sweeping lawns with some raised beds and mature flower and shrub beds with some raised shrub beds, mature trees including fruit trees. To the East of the house is another circular sitting out area beyond which is well stocked flower and shrub beds and a wisteria-clad pergola. To the West is another seating area, outside of the Kitchen. Also access to the Garage and large timber **workshed**. Towards the rear garden is a timber garden store with electric light and power and a further **potting shed/greenhouse** that also has power as does the **summer house**. There are numerous outside light points and power and water tap.

Location

The property is situated on the eastern outskirts of the village close to the recreation ground, yet only five minutes' walk from 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 2 minutes' walk away, that provides regular services between Horsham and Brighton, via the number 17 bus.





Information

Property Reference: HJB01944

Photos & particulars prepared: Photos summer 2024, details prepared Jan 2025 (RNT)

Services: All main services

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 just before the recreation ground. What Three Words: <https://w3w.co/baroness.clearing.guitars>

Viewing

An internal inspection is strictly by appointment with:

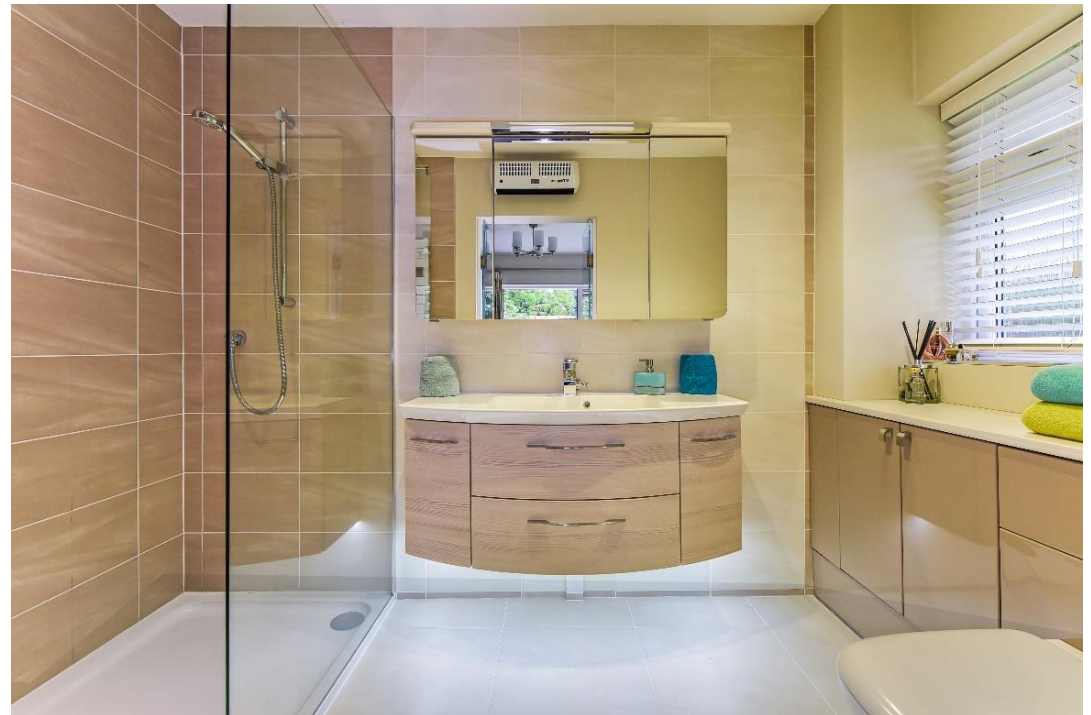
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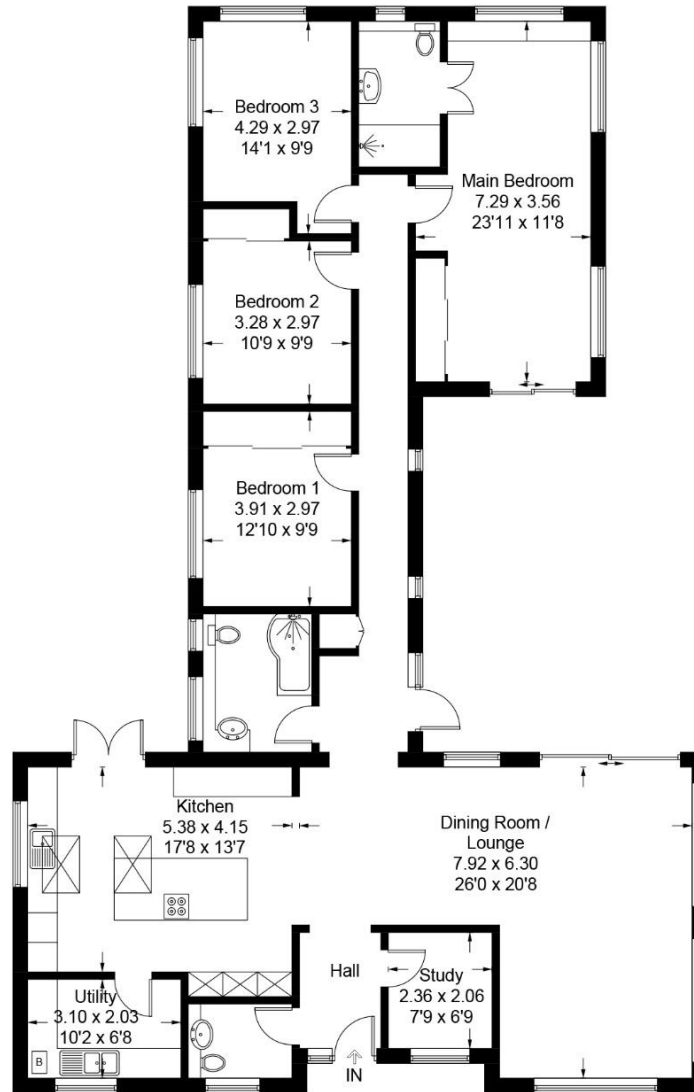
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Birch Grove, Shermanbury Road, RH13

Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft



EPC TBC

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.(ID1103389)



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