

Lettings



The Capps | Pound Lane | Horsham | West Sussex | RH13 8QB

H.J. BURT
Chartered Surveyors : Estate Agents

The Capps | Pound Lane | Horsham | West Sussex | RH13 8QB

Rental Guide: £3,950 - Per calendar month - Un-Furnished



- Detached five bedroom house
- EPC: 'E' | Council Tax: 'F' | Deposit: £4,557.00
- Situated in a fabulous rural yet accessible location
- Set in generous gardens with garage and parking
- Beautifully presented adaptable accommodation over three floors
- Well fitted kitchen and excellent utility room
- Ground floor bedroom/study & shower room

Description

Situated in a fabulous rural yet accessible location and enjoying superb views across adjoining countryside, a beautifully presented detached five bedroom home set in generous gardens with parking and garage. With spacious accommodation set over three floors and offering excellent living spaces; the well fitted kitchen being a particular feature and leading to lounge/diner with feature fireplace and French doors to the garden, excellent utility room and ground floor bedroom/study and shower room. Very well positioned adjacent to a footpath leading to direct access to countryside walks across the renowned Knepp Estate, yet offering easy access to main routes.

Kitchen

Fabulous handmade kitchen with island, double sink, electric range cooker, wood floor, French doors to garden, radiators, recessed spotlights

Sitting Room

Wood flooring, beautiful fireplace, built-in storage, French doors to garden

Utility/Boot Room

Built-in bench, sink and base units, plumbing for washing machine, space for dishwasher, flagstone flooring, vaulted ceiling, exposed beams

Study/Ground floor bedroom

Triple aspect overlooks garden, built-in cupboard, radiator

Shower Room

Large shower cubicle, WC and basin, heated towel rail, underfloor heating

Master Bedroom

Cream carpet, secondary double glazed windows, built-in wardrobe



Ensuite/Dressing Room

Freestanding clawfooted bath with shower over, separate shower cubicle, basin, secondary double glazed windows with outlook over fields, wood effect flooring, underfloor heating, built-in wardrobe

Bedroom Two

Cream carpet, secondary double glazed windows, radiator

Bedroom Three

Built-in wardrobe, cream carpet, secondary double glazed windows, radiator

Family Bathroom

White suite comprising of bath with shower over, separate shower cubicle, WC and basin, secondary double glazed windows, wood effect flooring, underfloor heating

Bedroom Four

Window overlooking gardens, sloped ceiling

Bedroom Five

Leaded window, cream carpet, radiator

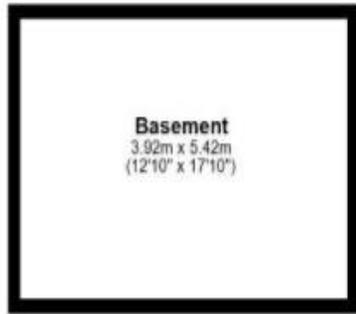
WC

WC and basin, velux window

Outside

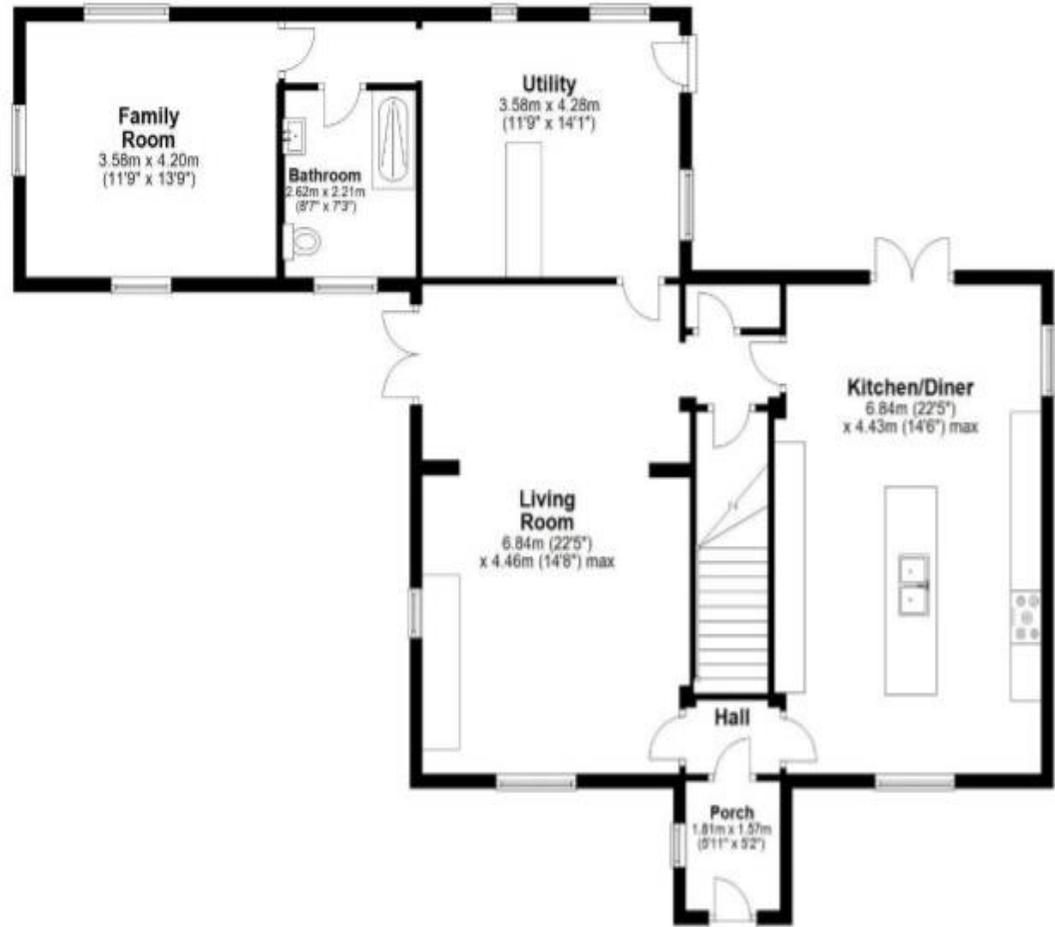
Large lawned garden & patio areas, timber garage & store. Parking for a number of cars





Basement
3.92m x 5.42m
(12'10" x 17'10")

Basement
Approx. 21.2 sq. metres (228.6 sq. feet)



Family Room
3.58m x 4.20m
(11'9" x 13'9")

Bathroom
2.62m x 2.21m
(8'7" x 7'3")

Utility
3.58m x 4.28m
(11'9" x 14'1")

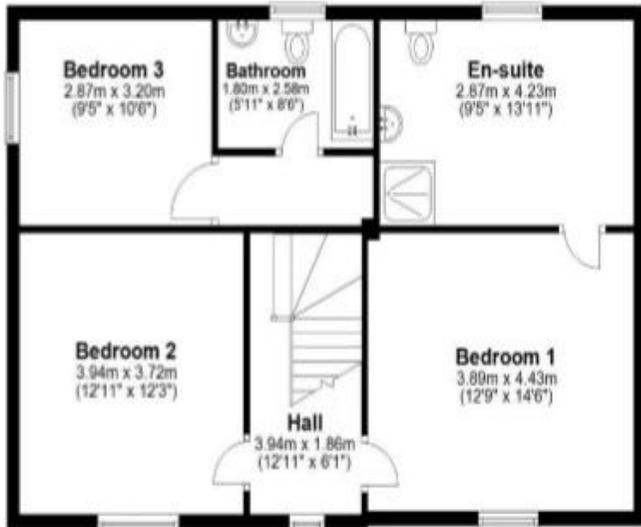
Living Room
6.84m (22'5")
x 4.46m (14'8") max

Kitchen/Diner
6.84m (22'5")
x 4.43m (14'6") max

Hall

Porch
1.81m x 1.57m
(5'11" x 5'2")

Ground Floor
Approx. 112.7 sq. metres (1213.5 sq. feet)



Bedroom 3
2.87m x 3.20m
(9'5" x 10'6")

Bathroom
1.80m x 2.58m
(5'11" x 8'6")

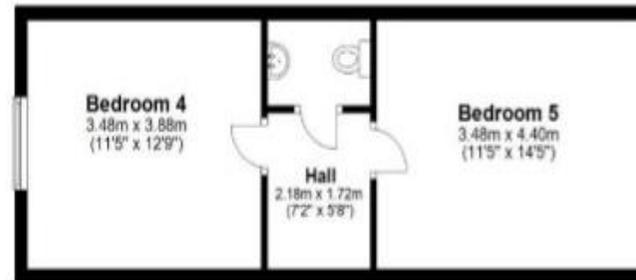
En-suite
2.87m x 4.23m
(9'5" x 13'11")

Bedroom 2
3.94m x 3.72m
(12'11" x 12'3")

Bedroom 1
3.89m x 4.43m
(12'9" x 14'6")

Hall
3.94m x 1.88m
(12'11" x 6'1")

First Floor
Approx. 70.4 sq. metres (757.2 sq. feet)



Bedroom 4
3.48m x 3.88m
(11'5" x 12'9")

Hall
2.18m x 1.72m
(7'2" x 5'8")

Bedroom 5
3.48m x 4.40m
(11'5" x 14'5")

Second Floor
Approx. 35.5 sq. metres (381.9 sq. feet)

Total area: approx. 239.8 sq. metres (2581.2 sq. feet)

The Capps, Pound Lane, Shipley

Location

The property enjoys a sought-after spot on the edge of Knepp Castle Estate and yet is within convenient driving distance of Southwater (c. 3.75 miles) with its good range of local shops and facilities at Lintot Square, whilst more extensive shops, restaurants and other facilities can be found in Horsham. There is also a mainline station at Christ's Hospital (c. 5.75 miles) accessible via the rural lanes and Gatwick Airport is c. 23.25 miles. The cosmopolitan coastal city of Brighton is c. 22.5 miles. There is a good range of private and state schools in the local area and including Shipley Church of England aided primary school within the village.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band
3. **Services:** Mains water, & electricity are connected. Oil fired central heating & electric underfloor heating.
4. **Photos & particular prepared:** March 2026
5. **Property Reference:** HJB03357

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Directions

What3words:///cherubs.author.responded

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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

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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.



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