



Tipnoak Lodge | School Lane | Ashurst | West Sussex | BN44 3AY

H.J. BURT
Chartered Surveyors : Estate Agents



Tipnoak Lodge | School Lane | Ashurst | West Sussex | BN44 3AY

Guide Price: £875,000 |



- An appealing & spacious detached 4-bed house set in the heart of the popular small village of Ashurst with attractive gardens & grounds extending to c. 0.86 ac (0.35Ha). Freehold. Council Tax 'G'. EPC 'D.'
- With potential for further enlargement or adaptation of accommodation.
- Entrance hall, triple aspect living room, dining room, kitchen/breakfast room, utility & study. 2 ground floor bedrooms & shower room.
- 2 double bedrooms, family bathroom & large landing to 1st flr with extensive views to the South & North.
- Very good semi-rural village location within striking distance of the village school, church, pub & village hall.

Description

The property is believed to originally date from the 1930's & has been altered and extended over the years including within the current vendors' ownership. The accommodation includes spacious ground floor rooms with **triple aspect living room overlooking the garden and with tri-fold doors** and fireplace with wood burning stove, well **fitted kitchen/breakfast room, South facing dining room and entrance hall, utility and study with rear hall to driveway and double garage**. The ground floor also includes **two bedrooms and a modern shower room**. To the **first floor there are two good size double bedrooms with very good views** and a **spacious landing** providing study/sitting space and a **family bathroom**.

The external elevations of the house include brickwork and part tile hanging under a tiled roof with two storey principal section and large single storey addition to one side over which it is felt there may be further **potential for further enlargement** of the dwelling subject to the necessary planning and Building Regulations approval including site and foundation investigations.

A particular feature of the property is the **good size plot extending overall to c. 0.86 acre (0.35 Ha) including large garden being principally South facing** with areas of terracing adjoining the house and wide expanses of lawn plus **wildflower meadow** with colourful and mature mixed herbaceous and shrubs borders, specimen trees and shrubs together with **former vegetable garden area with greenhouse** behind the **double garage**.



To the North side of the house across the drive are **further areas of parking** and turning plus a mixed **fruit orchard** with further **garden stores**.

Please note that the neighbouring property to the West, Little Gratwicks, has a right of way for all purposes to its residential property over the entrance drive to Tipnoak Lodge between the points 'A' to 'B' on the plan. Further details are available from the Agent.

Location

The property is situated at the centre of Ashurst within immediate striking distance of the award winning Ashurst Primary School and a short walk to the charming old Fountain Inn, near the modern village hall which is a centre for community events and also within walking distance of the 12th C. St. James Parish Church. The nearest local shopping facilities to Ashurst are at Partridge Green approximately 3 miles to the North which also includes a very popular local butcher, plus a bakery, fish & chip shop and vets. The historic old market town of Steyning offers a more extensive range of shops, trades and services centred around its traditional High Street and is approximately 4.25 miles to the South.

Access to the A24 North of Partridge Green is within 5 miles and provides dual carriageway connection to Horsham (c. 11 miles), which offers an extensive range of shops and services as well as a mainline railway station to London Victoria. The A24 then connects to other major centres including Crawley and Gatwick Airport and thence to the M23 and national motorway network to the North. The coastal town of Worthing is about 13 miles to the South-West principally accessed by the A24 and the coastal city of Brighton (c. 17 miles).









Sporting & Recreation

Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath, Horsham & Pulborough. Several local equestrian events including at Pyecombe, at Hickstead, at Ardingly and also at Hascombe Farm Equestrian Centre, Nr. Henfield. Sailing at Brighton Marina, Shoreham & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester.

There are many and varied country walks accessible from the edge of the property.

There is a good selection of private and state local schools in the area.

Information

Property Ref: 1891. Photos & particulars prepared: June 2025 (ref RBA).

Services: Mains water and electricity understood to be connected. Drainage to a private system. Trianco oil-fired boiler and LPG cylinders for hob.

Freehold Title number: WSX192857. Council Tax Band: 'G'

Local Authority: Horsham District Council & West Sussex County Council

Directions

what3words///urgent.pouting.beep

From the A24 heading South from Buck Barn crossroads thereafter take the left hand turning B2135 Steyning road to Partridge Green. Continue through Partridge Green and on entering Ashurst just past the Fountain Inn, turn right into School Lane. Continue along School Lane and the property will be found straight ahead as the road bends slightly to the left and before the school.

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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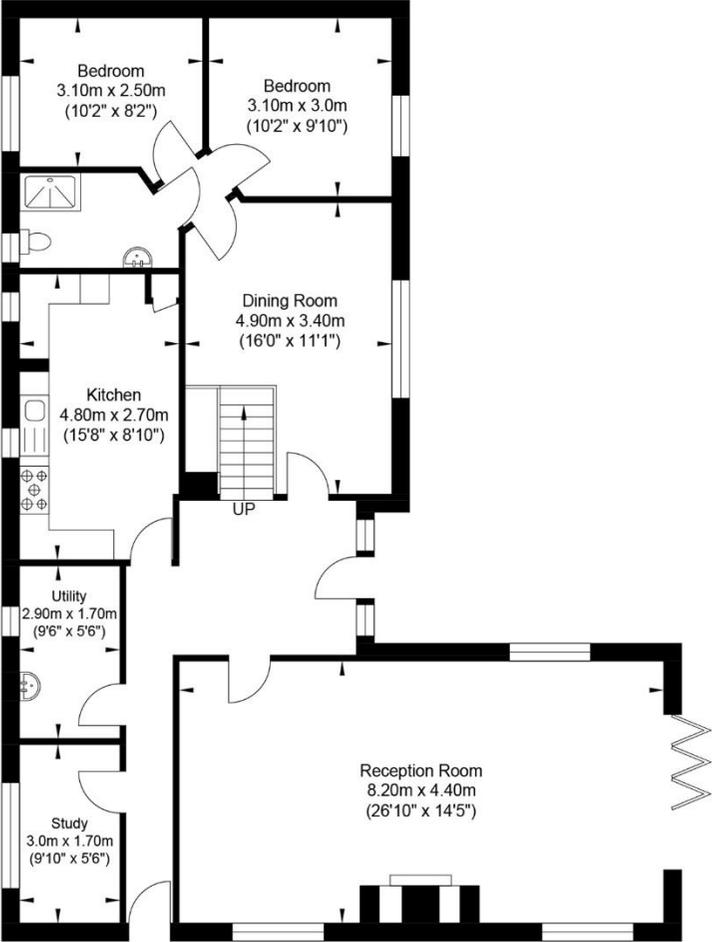


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

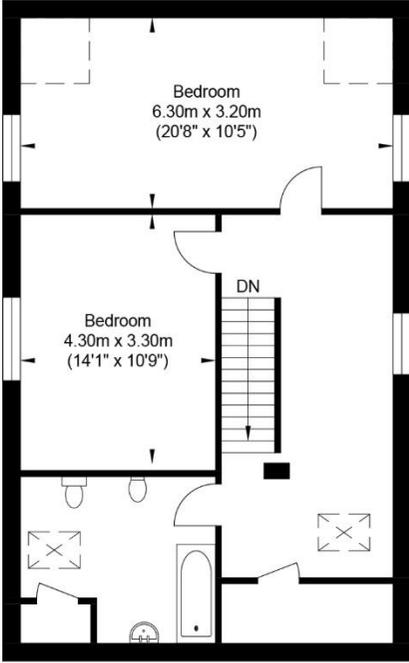


School Lane

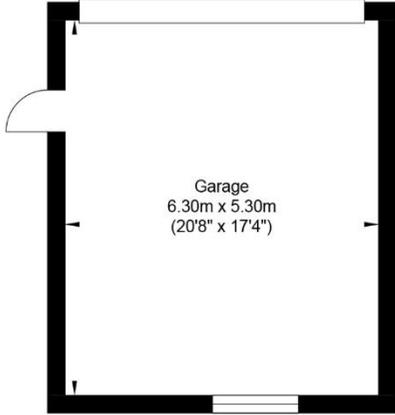
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
 Approximate Floor Area
 1230.53 sq ft
 (114.32 sq m)



First Floor
 Approximate Floor Area
 712.03 sq ft
 (66.15 sq m)



Garage
 Approximate Floor Area
 359.40 sq ft
 (33.39 sq m)



Approximate Gross Internal Area (Excluding Garage) = 180.47 sq m / 1942.56 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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