



1 Wychwood Cottages | Wychwood Lane | Shermanbury | West Sussex | RH13 8HE

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price Range: £950,000-£1,000,000 | Freehold



- Modernised & extended 4-bedroom semi-detached house with separate approved Class Q conversion & c. 7.43 acres with stunning views. Freehold. Council Tax 'E'. EPC 'D'.
- Occupying a fine rural location at the end of a private drive with fine views including to South Downs.
- Entrance hall, 38ft kitchen/dining/family room, sitting/dining room, inner hall, utility room, cloaks/shower room.
- Triple aspect en-suite bedroom with Juliet balcony and stunning views, 3 further bedrooms & family bathroom.
- Outbuilding with Class Q approval for 3-bedroom conversion to an independent dwelling of c. 112.7 sqm.
- Two field shelters and pasture land, overall c. 7.43 acres (3.00 Ha).

Description

No. 1 Wychwood Cottages occupies an enviable rural position at the end of a private (shared with adjoining neighbouring properties) country lane which terminates at the house and its neighbouring property No. 2 Wychwood Cottages (3-bed cottage with consent to extend plus adjoining land at a guide price range of £750,000-£800,000).

The property has within the last 20 years undergone extensive refurbishment and extension to create a well-appointed family home with accommodation spread over two floors. Believed to have been built in the first half of the last century includes external elevations of brickwork with clay tile hanging under a tiled roof and with modern Upvc replacement double glazed windows with leaded lights. For many years the property had formed the base for a successful smallholding known as Wychwood Farm with a mixture of livestock including Rare Breed pigs, Southdown sheep and Dexter cattle and latterly the **barn outbuilding was approved on 29/01/2026 under Class Q, planning ref. DC/25/2009**, for residential change of use to a 3-bedroom and 2 bathroom dwelling with a single storey rear extension to total c. 112.7 sqm.

The property is considered to be equally well suited for those with **equestrian interests** and with great potential to follow other local properties by adding stabling and equestrian facilities, subject to an individual owner's requirements and any planning consents.



The very well-presented accommodation offers wonderful views with the majority of the rooms facing South and benefitting from double glazed windows. Features of the accommodation include a **useful side Entrance Hall** leading through to a **superb Family Kitchen/Dining/Living Room** which faces in all directions of the compass to **thoroughly enjoy the views and with bi-fold doors to the end opening onto the terrace** and creating an even greater viewpoint. To the kitchen area there are a range of oak work tops with bespoke hand-built units below with Belfast sink, LPG 5-ring hob with extractor over and electric double oven below, separate oil-fired Stanley range cooker (also serving as central heating and hot water boiler) housed in an attractive brick chimney corner, extensive range of fitted cupboards and doors with wine racks, and then opening up to the sitting and dining area with, stone paved floor and **wood burning stove**.

An adjacent **Utility Room** includes cupboards and worktops, points for washing machine and dishwasher, plus sink unit and with door to a **very smart and modern Wet Room** with fully tiled walls and floor (underfloor heating) wash hand basin, WC and shower area. The **Inner Hall area with original Entrance Hall** then leads to a door to the **South facing Sitting/Dining Room with fireplace** and brick surround and secondary door back to the family kitchen/dining room.

The first-floor **Landing offers views to the North** and has doors leading to **Bedrooms Two, Three & Four which all enjoy good views** and also to the **double aspect modern fitted Family Bathroom**. To the extended part of the house, there is a **triple aspect Principal Bedroom which enjoys wonderful views with Juliet balcony** and a **very smart fitted modern ensuite Shower/Wet Room** including wash hand basin, WC, tiled walls and floor with Travertine stone tiling (under floor heating) and shower area.









Outside, the property is approached by a gravel driveway with **extensive parking and turning areas** and adjacent to a **timber outbuilding serving as a garage/general store and separate workshop with Class Q approval**. Adjacent to this are **two mobile field shelters** serving the **stock fenced adjoining paddocks** stretching away to the South-East and South of the house and with **attractive garden areas also adjoining the house** with mixed lawns, planting and terracing all providing a wonderful viewpoint. **Overall, the property extends to approx. 7.43 acres (3 Ha) as shown on the plan.**

Location

The property is situated in a rural location to the South-West of Shermanbury accessed off Wychwood Lane, which connects with the A281 locally linking the villages of Cowfold and Henfield, the latter of which lies approx. 2.5 miles to the South. Henfield includes a thriving community with a wide range of amenities including health and sports centre, library, primary school and churches of most denominations. The High Street and its many local shops offering a variety of trades and services in a period setting. The smaller local village of Partridge Green is approx. 2 miles to the North-West and offers a small range of local shops and which may also be found in Cowfold to the North. More extensive facilities, including mainline railway stations to the coast and to Gatwick, Victoria and London Bridge, can be found at Horsham approx. 9.5 miles to the North and Haywards Heath, approx. 10.5 miles to the North-East. The A24 via Partridge Green is approx. 4.5 miles to the West and the A23 at Bolney is approx. 6 miles to the North-East, which provides good access to the national road network and Gatwick airport.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.

Information

Property Ref: 3030. **Photos & particulars prepared:** July 2026 (Ref RBA).

Services: **Mains water** and electricity are understood to be connected. Oil-fired central heating. Private shared drainage located on the neighbouring No. 2.

Tenure: WSX168670, WSX270820 & part ownership of WSX357735 forming the entrance drive to which one third of the ownership attaches to the property with rights of way thereover in favour of neighbouring properties.

Local Authority: Horsham District Council. **Council Tax Band:** 'E'.

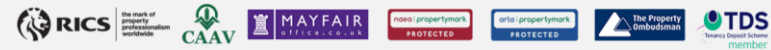




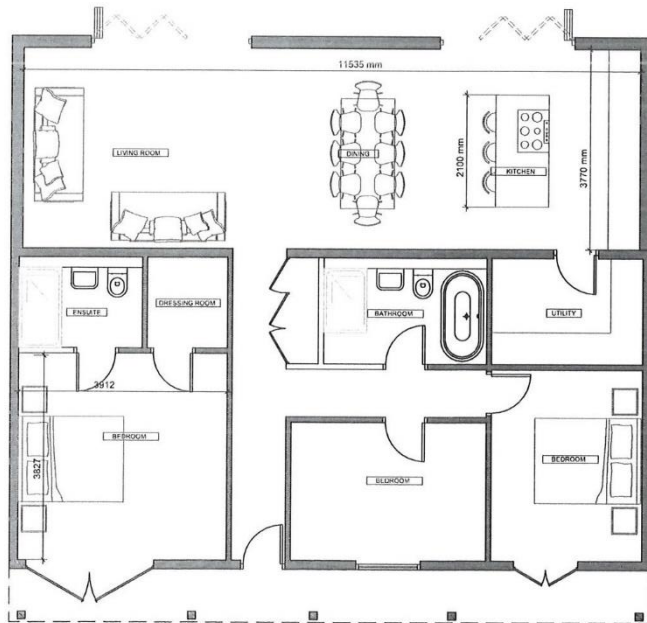
Directions: what3words///overheat.disbanded.robots

From Henfield High Street proceed North out of the village and along the A281 towards Cowfold and Horsham. Continue past the Bull Inn and, after crossing over the river bridge, take the second turning on the left into Wychwood Lane and continue to the very end of the lane where the property will be found as shown on the appended plan. *Alternatively:* Travelling from the North along the A281 from Cowfold proceed through Shermanbury towards Henfield passing the right (West) turning to Partridge Green and continue along the straight stretch of road with residential dwellings on the left-hand side and take the turning on the right into Wychwood Lane and before the river bridge and Bull Inn.

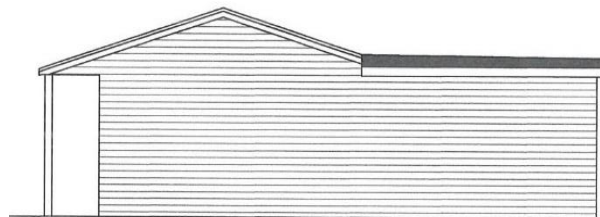
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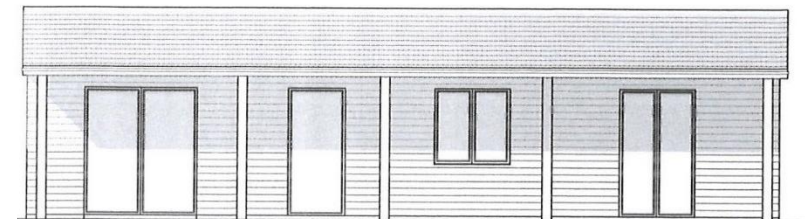
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should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



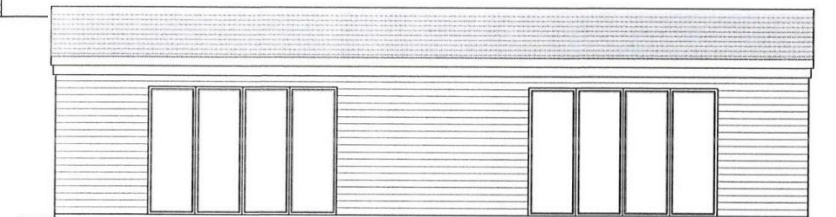
PROPOSED FLOOR PLAN
 Scale 1:50



PROPOSED SIDE ELEVATION
 Scale 1:50



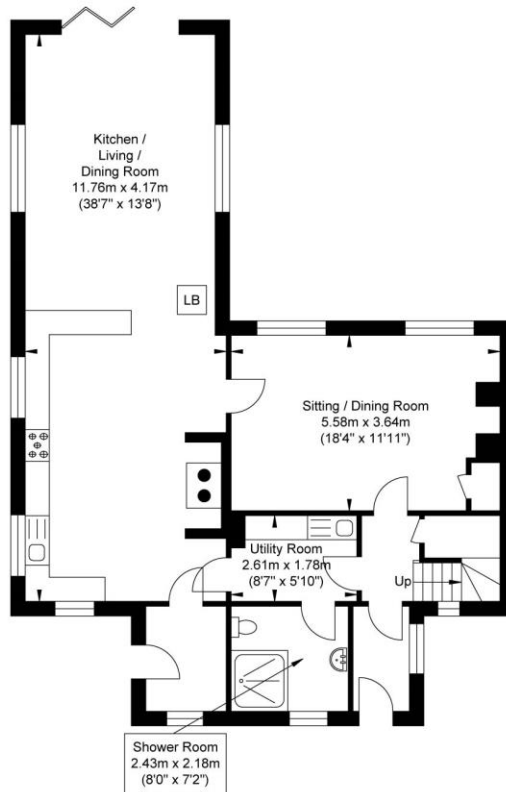
PROPOSED FRONT ELEVATION
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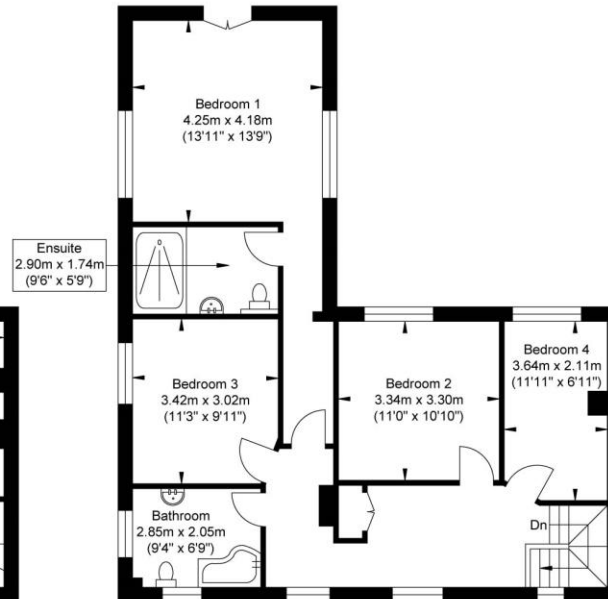
PROPOSED REAR ELEVATION
 Scale 1:50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

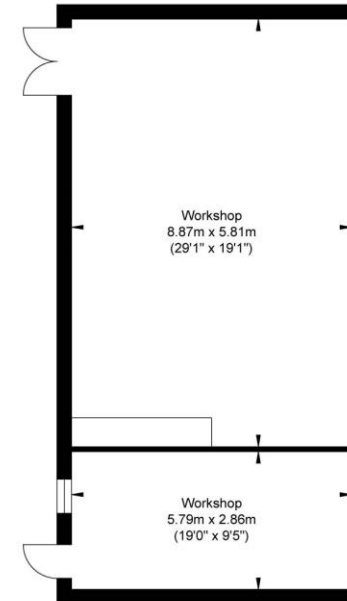
Wychwood Lane



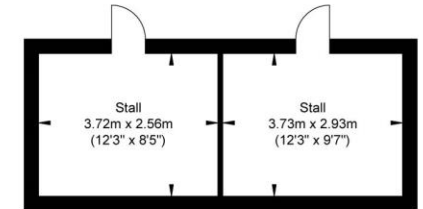
Ground Floor
Approximate Floor Area
984.14 sq ft
(91.43 sq m)



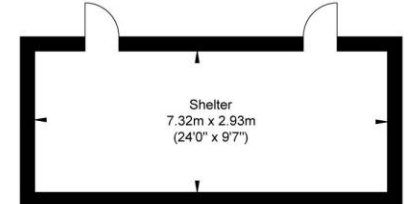
First Floor
Approximate Floor Area
849.91 sq ft
(78.96 sq m)



Workshop
Approximate Floor Area
739.80 sq ft
(68.73 sq m)



Outbuilding
Approximate Floor Area
240.57 sq ft
(22.35 sq m)



Mobile Field Shelters
Approximate Floor Area
230.88 sq ft
(21.45 sq m)



Approximate Gross Internal Area = 170.39 sq m / 1834.05 sq ft (Excluding Outbuilding / Workshop/Mobile Field Shelters)
Illustration for identification purposes only, measurements are approximate, not to scale.





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