



SHERMANBURY GRANGE

SHERMANBURY · WEST SUSSEX · RH13

Shermanbury Grange

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SHERMANBURY · WEST SUSSEX · RH13 · Offers Over £525,000

BEDROOMS	BATHROOMS	RECEPTIONS	INTERNAL	EPC
3	2	1	1,300+	C

Completed around 2001 as part of Bewley Homes' award-winning conversion of a former country mansion, Shermanbury Grange sits within 56 acres of private grounds in rural West Sussex, less than two miles from Henfield. The formal gardens, the lake, the open fields running south towards the South Downs — all of it cared for on your behalf.

The 19 properties made a collective decision some years ago to purchase the surrounding land, not for development, but simply to ensure the views would never change. They haven't.

This is a unique property with a real wow factor, maintained to a high standard — lends itself to a professional couple, downsizers, or those wanting the security of being able to lock up and leave at a moment's notice. Chain free.





CHAPTER II · A HOME AT EASE

A home *at ease*

The dual aspect sitting room faces south and west — a calm, light-filled space with doors onto a private patio and a view across grazing land to the South Downs.

The kitchen is well fitted with ample storage and plenty of room for a table and chairs. Fitted appliances include an inset hob, oven and dishwasher. The utility room across the hall has a Butler sink and is plumbed for a washing machine — originally a third bathroom and could easily be converted back.

A communal front door with video entrance phone leads to a large downstairs hall with allocated storage. The apartment door opens into a wide entrance hall with Karndean flooring and generous fitted storage.



Light, outlook & reception

On a clear morning the view across the South Downs is extraordinary. On a grey afternoon it is still lovely.

The sitting room faces south and west, with doors that open onto a private patio and the grounds beyond. Step outside and you are into 56 acres that feel more like a country estate — lawns, mature planting, specimen trees, and a lake. A large garage with an electronically-operated door sits at the front of the building, with additional non-allocated parking for residents and visitors.



Bedrooms & baths

Three bedrooms, two newly fitted en-suites — anchored by a south-facing principal room with the same extraordinary outlook as the sitting room.

Bedroom one faces south, sharing the same light and view as the sitting room below. Three large integrated wardrobes and a spacious, newly fitted en-suite sit alongside. The second double is equally generous with built-in storage and its own en-suite. A further room is currently a study but could easily be a third double.

The bathrooms have recently been refitted to a high contemporary standard and all windows replaced in the past ten years.

3

BEDROOMS

2

EN-SUITE BATHROOMS, NEWLY FITTED

1,300+

SQ FT TOTAL INTERNAL AREA





CHAPTER V · THE DETAIL

Maintained, *not compromised*

56 acres of grounds maintained on your behalf — the kind of setting that takes decades to establish and cannot be replicated.

Four apartments share the building, each owning a quarter share of the freehold. The annual maintenance charge of £2,928 for 2025/26 covers buildings insurance and the upkeep of the building and grounds. The remainder of a 999-year lease runs from the original conversion. No onward chain. The building sits within a Conservation Area, with the grounds protected by the residents' collective ownership of the surrounding land.

<p>SHARE OF FREEHOLD</p> <p>Quarter share — 4 apartments</p>	<p>LEASE</p> <p>Remainder of 999-year lease</p>
<p>MAINTENANCE CHARGE</p> <p>£2,928 per annum (2025/26)</p>	<p>CHAIN STATUS</p> <p>Chain free — no onward chain</p>



CHAPTER VI · GROUNDS & SETTING

Grounds, setting & outlook

The private patio

Step from the sitting room onto your own private patio, and from there into grounds that feel more like a country estate — an immediate and natural extension of the living space.

The 56 acres

Lawns, mature planting, specimen trees and a lake. Somewhere to walk without getting in a car. The residents collectively purchased the surrounding land to ensure the views would never change. They haven't.

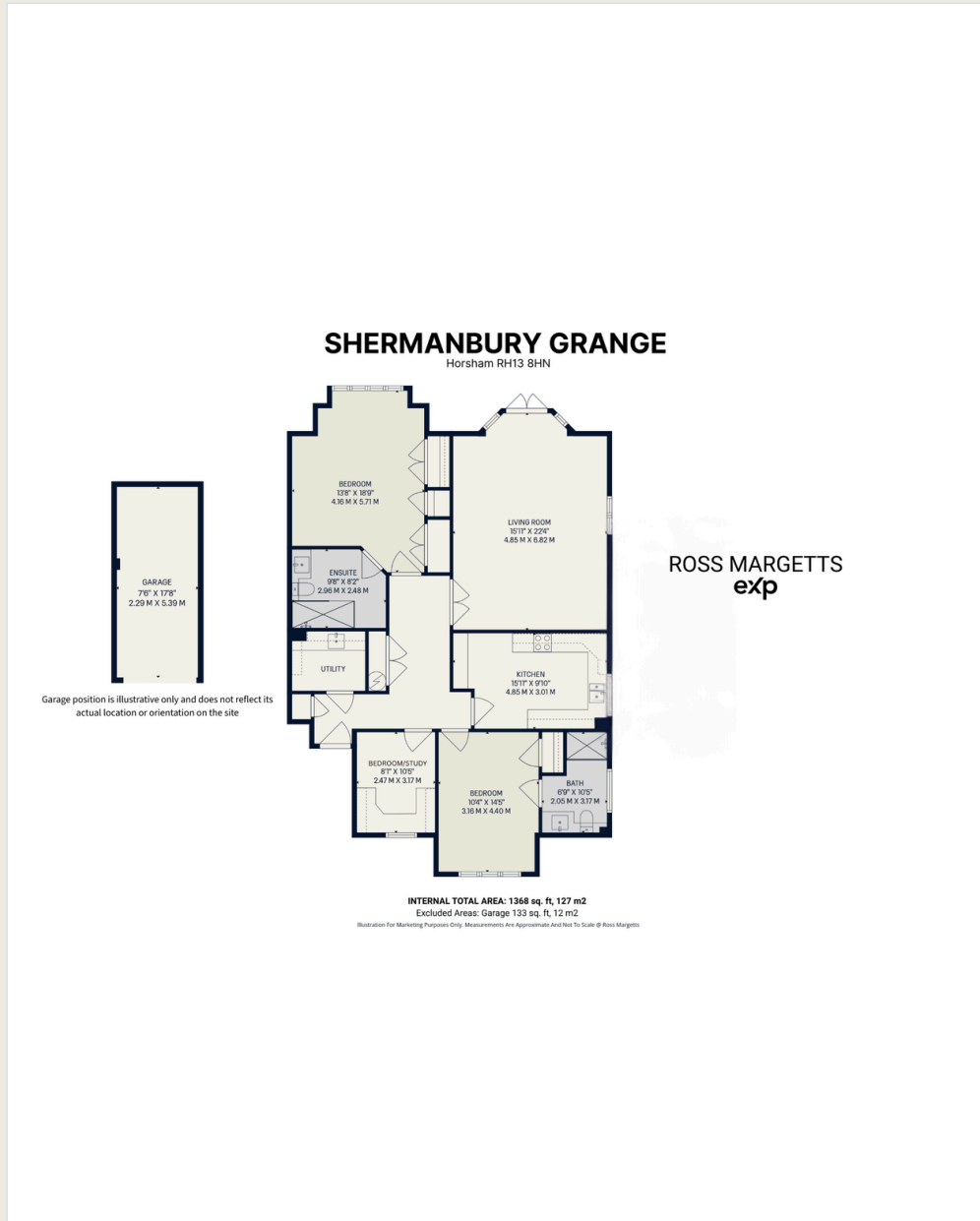
Garage & parking

A large garage with an electronically-operated door at the front of the building, with additional non-allocated parking for residents and visitors.

Setting & connections

Henfield less than two miles. Mainline stations at Haywards Heath and Horsham for London. South Downs National Park on the doorstep. Coast around 8 miles. A23 to the M23 and Gatwick.

The apartment *at a glance*



Total internal area · 1,300+ sq ft · 121 m²
GROUND FLOOR APARTMENT · GARAGE

PARTICULARS

CHAIN FREE	No onward chain
SHARE OF FREEHOLD	Quarter share — 4 apartments in the building
LEASE	Remainder of 999-year lease
MAINTENANCE CHARGE	£2,928 per annum (2025/26) — buildings insurance and grounds
SET WITHIN 56 ACRES	Private grounds maintained on your behalf
VIEWS	South-facing to the South Downs — protected by residents' collective land ownership
TWO EN-SUITES	Both newly refitted to contemporary standard
GARAGE & PARKING	Electronically-operated door plus visitor parking
WINDOWS	All replaced within the past 10 years

Material *information*

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

PART A · MATERIAL TO ALL TRANSACTIONS

GUIDE PRICE	Offers Over £525,000
TENURE	Share of Freehold — quarter share of 4 apartments
LEASE	Remainder of 999-year lease
PROPERTY TYPE	Ground floor apartment
BEDROOMS	3 (one currently used as study)
BATHROOMS	2 en-suites — both newly refitted
RECEPTIONS	1 dual-aspect sitting room
FLOOR AREA	1,300+ sq ft · 121 m ²
MAINTENANCE CHARGE	£2,928 per annum (2025/26)
PARKING	Garage with electric door + visitor parking
EPC	C
CHAIN STATUS	Chain free — no onward chain

PART B · WHERE APPLICABLE

BUILDING SAFETY	No known concerns
LISTED BUILDING	No
CONSERVATION AREA	Yes — refer to Horsham District Council
RIGHTS OF WAY	Private driveway serving the development
WATER SUPPLY	Mains
SEWERAGE	Mains
ACCESSIBILITY	Ground floor — single-level living throughout

PART C · ADDITIONAL MATERIAL FACTS

FLOOD RISK, RIVERS & SEAS	TBC — refer to Environment Agency
FLOOD RISK, SURFACE WATER	TBC — refer to Environment Agency
SUBSIDENCE	No known concerns
DAMP	No known concerns
JAPANESE KNOTWEED	No known concerns
WINDOWS	All replaced within the past 10 years
CONSTRUCTION	Converted country mansion — Bewley Homes, c.2001
GROUNDS OWNERSHIP	56 acres purchased collectively by the 19 residents to protect views and setting



YOUR PERSONAL ESTATE AGENT

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Brokered by eXp UK

Arrange a viewing of
Shermanbury Grange

A 1,300+ sq ft ground floor apartment within 56 acres of private grounds in West Sussex. Best understood in person.