



Virginia House | High Street | Partridge Green | West Sussex | RH13 8HX

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £800,000 | Freehold



- A delightful Grade II Listed 5-bedroom detached property
- Wealth of character and period features including an inglenook fireplace
- Situated in a popular village location within reach of local shops
- Mature gardens with a studio and oak framed garage
- Spacious accommodation over three floors
- Viewing highly recommended. EPC: N/A. Council Tax: E

Description

A delightful Grade II listed period double fronted property believed to date back to 1631 that has been much improved in recent years. There is spacious accommodation arranged over three floors that includes on the ground floor; entrance hall, cloakroom, sitting room with inglenook and study area, dining room and refitted kitchen. Staircases from the entrance hall rise to the first floor with doors to the master bedroom with refitted en-suite shower room, bedroom two and three and recently refitted bathroom. A second staircase leads to the second-floor landing with doors to two further bedrooms and a shower room. Outside in the pretty east facing rear garden is an oak framed studio and a garage (currently separated by partitioning but can easily be reinstated) approached via a private driveway.

Brief history: We understand that the property was originally the Hare and Hounds Inn. In the late 1700s the pub was run by the Hammond family, and in 1764 the landlord is recorded as buying 9 gallons of smuggled brandy that had been confiscated by revenue officers at Shoreham. It was also a meeting place for the West Grinstead Hundred Court between 1786 and 1802 and would have undoubtedly have benefited from being on the Horsham/Steyping Turnpike Road. The property was then sold as a dwelling house at auction in August 1880 and The Railway/Station Hotel (now The Partridge) was inaugurated as an Inn in February 1881.

A timber front door leads to the **Entrance Hall**. With a tiled floor land eads to the **Sitting Room**. A charming room with two windows, large Inglenook fireplace with fitted wood burner, radiator, tiled floor, exposed timbers. This opens into **Study Area** that has a radiator, window, storage cupboards with pine doors, hidden fireplace and exposed timbers. **Cloakroom**: with low-level WC, pedestal wash hand basin, The **Dining Room** has a tiled floor, exposed timbers, fireplace with wood burner, understairs recess, two wall

light points, window overlooking the front of the property. The **Dining Room** opens into the kitchen and is also accessed via the entrance hall. **Kitchen**: Belfast sink unit, plumbing for dishwasher, Everhot range oven (available by separate negotiation), space for fridge freezer, radiator, exposed timbers, three windows, two of which overlook the rear garden and a door hidden by a cupboard leading to the outside.

First Floor Landing window to front aspect. **Main Bedroom** window to front aspect, brick fireplace, exposed floorboards, radiator, one timber wall. Door to: **En Suite Shower Room**: with fully tiled shower cubicle with shower, low-level w.c., pedestal wash basin, radiator, exposed timbers, cupboard housing Worcester gas fired boiler. **Bedroom 2**: window to front aspect, fireplace, exposed floorboards, radiator and door to: **Bedroom 3**: double aspect room, radiator, exposed floorboards, door to bedroom 2. The second staircase that leads from the back of the main hall rises to the **First-floor Landing** with a door to bedroom 3 and **Bathroom** that has been recently refitted with panel bath with period style hand shower, low-level w.c, pedestal wash hand basin, small skylight. A further staircase leads to: **Second Floor Landing** radiator. Doors to **Shower Room** with fully tiled shower cubicle, low-level w.c., pedestal wash hand basin, radiator. **Bedroom 4**: window, sloping ceilings, exposed timbers and brick wall. **Bedroom 5**: exposed timbers, radiator.



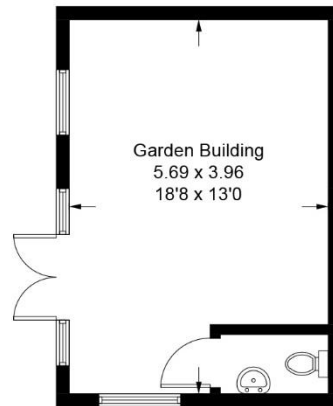






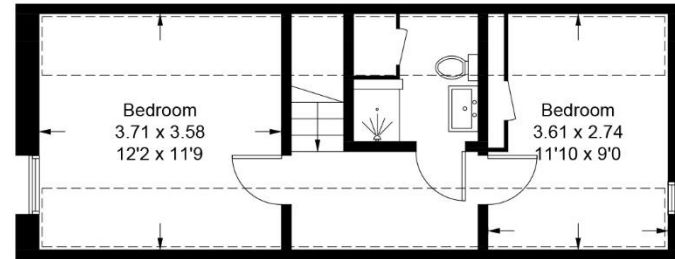
High Street, RH13

Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft
 Garage / Garden Building = 44.6 sq m / 480 sq ft
 Total = 210.8 sq m / 2269 sq ft

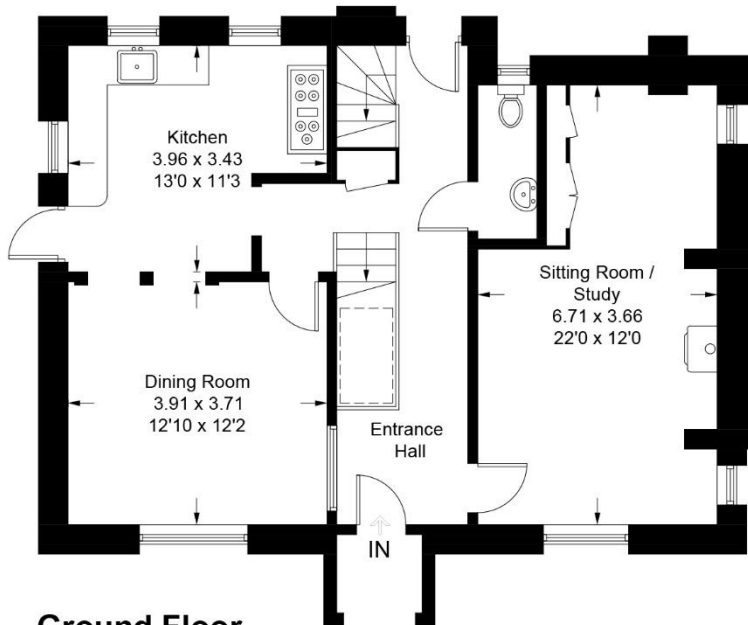


(Not Shown In Actual
 Location / Orientation)

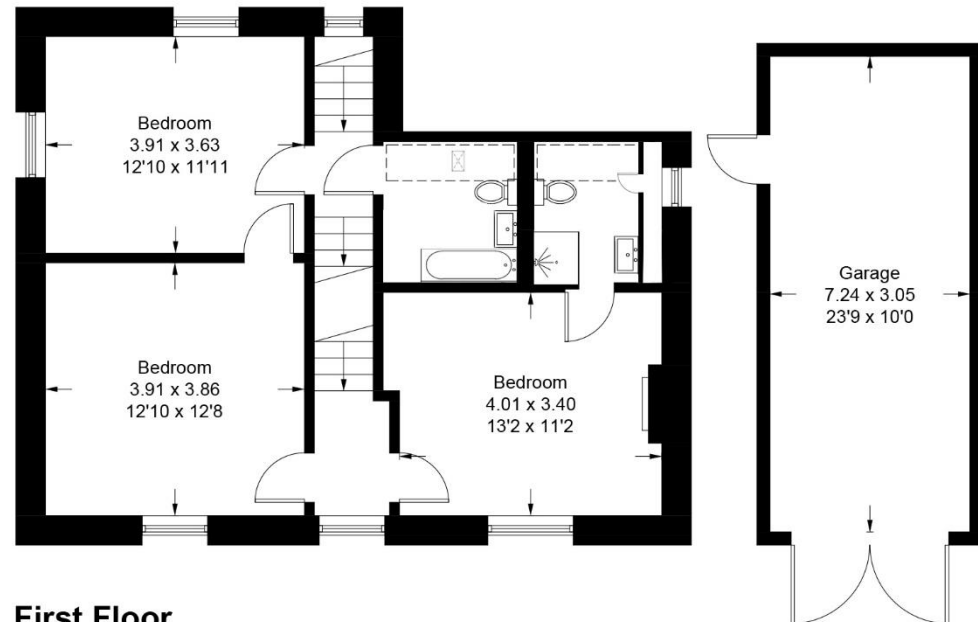
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

Garage
 7.24 x 3.05
 23'9 x 10'0

(Not Shown In Actual
 Location / Orientation)

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 2020.(ID703241)

Outside The property is approached via a pair of gates to a shingle driveway providing ample parking leading to the **Garage**: oak framed with double doors and personal door to the rear garden. Electric car charging point. The garage has been partitioned but can easily be reinstated. Front Garden enclosed by hedging and gate leading to entrance porch, flower beds and wisteria, timber gate from the driveway to the rear garden and further wooden gate on the other side. oak framed **Studio** with light and power and previously had its own phone line and separate broadband/wifi & Ethernet. Two windows and glazed French doors onto garden, exposed timbers, door to a cloakroom with low-level w.c., and wash hand basin. Currently an Artist's studio, this has previously been used as a home office and gym.

The Rear Garden is enclosed by hedging and fencing being mainly laid to lawn with mature shrub borders and cottage style planting, patio area adjacent to the house and pathway. Timber garden shed. The gardens boast mature and productive fruit trees and shrubs including; apple, pear, raspberries, plum and a grape vine.

Location

The property is situated within easy reach of the village High Street. The village has a primary school, 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.



Information

Property Reference: HJB02847

Photos & particulars prepared: June 2026 (Robert Turner MNAEA)

Services: All main services.

N.B. As part of the permission to change the bathrooms and add a skylight, we understand permission was also granted to the remove beam between kitchen and dining room. Structural engineers' report and drawings are available from the Vendors.

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

Directions

Proceed West through Partridge Green village turning right just before the Partridge Pub and the property will be seen on the right. What Three Words: <https://w3w.co/reheat.legend.contoured>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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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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