



Carradale | Littleworth Lane | Partridge Green | West Sussex | RH13 8JF

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £1,150,000 | Freehold



- An extremely well presented four-bedroom detached family house
- Pleasantly situated in the rural hamlet of Littleworth
- Superb kitchen/dining/family room with bi-fold doors
- Sitting Room with Woodburner. Utility Room
- Plot of just under one third of an acre with detached double garage
- Home office/gym/potential annexe. Insulated summerhouse/workshop
- Gas central heating with underfloor heating. Double glazed windows

Description

A beautifully presented detached family home, delightfully positioned in a semi-rural lane within the sought-after hamlet of Littleworth. The property has been extensively and meticulously improved by the current owners and now offers generous, well-appointed accommodation arranged over two floors. The ground floor features a stunning open-plan contemporary kitchen/dining/family room with bi-fold doors opening onto a newly laid porcelain-tiled terrace, ideal for indoor-outdoor living. Additional accommodation includes a separate utility room, cloakroom, and a spacious double-aspect sitting room with wood-burning stove. To the first floor are four well-proportioned bedrooms and two recently replaced bathrooms, both benefiting from electric underfloor heating. The gardens extend to just under one third of an acre and offer excellent versatility, including a timber double garage, ample off-road parking, an insulated timber outbuilding, and a substantial garden building comprising a sitting room/kitchenette, bedroom and shower room. This space is well suited for use as a home office, gym or ancillary annexe accommodation. Planning permission was granted in 2022 for a part single-storey, part two-storey rear extension with alterations to the rear dormers (ref: DC/22/0962). Although now lapsed, this consent may be capable of re-instatement, subject to the necessary approvals. Further benefits include gas central heating with underfloor heating throughout the ground floor and double-glazed windows throughout. An internal inspection is highly recommended to fully appreciate the quality and setting of this impressive home.

A timber front door leads to an **Entrance Lobby** with further timber door to wide **Entrance Hall** with understairs storage cupboard and tiled floor with underfloor heating that extends into to the whole of the ground floor. **Modern Cloakroom** with wash hand basin and vanity unit, WC with concealed cistern and extractor fan. The recently re-fitted **Utility**

Room has stainless steel sink with chrome tap and adjoining granite worksurface with drawers and covered under. Further cupboards with large LG washer/dryer. LVT flooring with underfloor heating. The magnificent double aspect **Sitting Room** has a fireplace with wood burner and slate tiled hearth, underfloor heating supplemented by a double radiator. The superb **Kitchen/Breakfast/Family Room** is fitted in a range of Farrow and Ball painted units with granite worktops with Inset stainless steel sink top, numerous drawers and cupboards. There are integrated appliances that include an Aga range, Neff American fridge/freezer, Neff dishwasher and wine cooler along with a recycling drawer. Further cupboards house Tribune HE water cylinder, central heating programmer and Worcester Bosch gas fire boiler. Central island with inset sink monochrome tap and timber worksurfaces, cupboards under with breakfast bar, integrated Miele washing machine. Bifold doors lead to patio area whilst a further door leading to the side access.











Stairs lead from the **Entrance Hall** to the **First Floor Landing** access panel to insulated roof space. The **Principal Bedroom** has a double aspect with built-in wardrobe cupboards and further under eaves storage. **Ensuite Shower Room**. Tiled floor with electric underfloor heating, matching tiled walls and a Velux skylight. Walk-in shower with deluge head shower and further hand shower attachment. Wash hand basin, low-level WC and combined towel rail/radiator. Extractor fan. The third double **Bedroom** has under eaves storage and has a pleasant overlook over the rear garden. The second **Bedroom** has built in wardrobe cupboards, under eaves storage and overlooks the front of the property, whilst the fourth **Bedroom** currently used as dressing room but could be used as a study and again overlooks the rear garden. The **Family Bathroom** has a modern white suite comprising panelled bath with central tap and shower, wash handbasin and low-level WC. Tiled floor with electric underfloor heating, mainly tiled walls, extractor fan and combined towel rail/radiator.

Outside The property is approached by a five-bar gate and a gravel driveway with ample parking. There is a detached timber **Double Garage** under a pitched tiled roof with twin vehicle doors, electric light and power and attached covered log store. There is access either side to the rear garden that has a newly laid porcelain patio area and an area of level lawn enclosed by a combination of panel fencing and hedging. A matching porcelain path leads to the rear of the garden where there is a composite decking area with insulated **Workshop/Summerhouse** with a covered area used for a hot tub (available by separate negotiation). Beside this is a large long with extensive **Garden Outbuilding** with sitting room area, kitchenette, bedroom, kitchenette and shower room. This could be used as a gym/home office or annexe for ancillary use to the main house. Two hot and cold taps. Outside lighting. and outside power.

Location

The property is located to the North of the attractive and popular rural hamlet of Littleworth, within convenient reach of the neighbouring village of Partridge Green (approx. 1.5 miles) and with the Windmill Pub at its centre. Partridge Green itself has a veterinary practice, a Co-op store, an excellent family run butchers, hairdressing salon, bakers, local garage, pub and Jolesfield CofE Primary School.



The larger village of Henfield is approximately 3.5 miles distant, whilst the old market town of Horsham, with an extensive range of shops, recreational and other facilities including mainline train station to London Victoria (approx. 55 minutes) is within 8 miles.

Information

Property Reference: 4138

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

Services: All main services

Local Authority: Horsham District Council. Council Tax Band: 'G'

Directions

Upon entering Partridge Green from Shermanbury, at the mini roundabout, take the north exit into Littleworth Lane. Follow the lane for just over half a mile where the property will be seen on the left, just before Mill Lane. What Three Words: <https://w3w.co/hiker.showcases.rooster>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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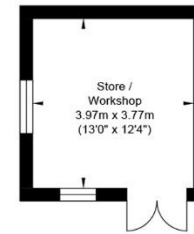


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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

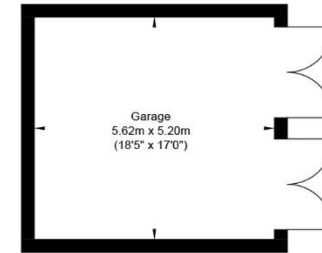




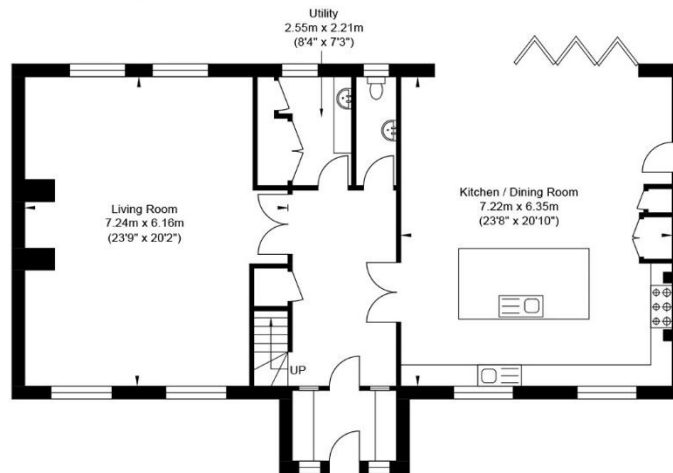
Annexe
Approximate Floor Area
458.32 sq ft
(42.58 sq m)



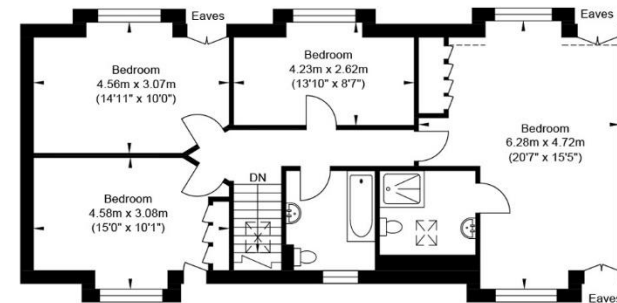
Workshop
Approximate Floor Area
161.13 sq ft
(14.97 sq m)



Garage
Approximate Floor Area
314.52 sq ft
(29.22 sq m)



Ground Floor
Approximate Floor Area
1226.65 sq ft
(113.96 sq m)



Ground Floor
Approximate Floor Area
837.65 sq ft
(77.82 sq m)



Approximate Gross Internal Area (Excluding Garage / Store / Annexe) = 191.78 sq m / 2064.3 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.