



3



1



2



Description

Robert Luff & Co are excited to present this superb three bedroom home, which forms part of the SHERMANBURY GRANGE PRIVATE ESTATE, which is formed of just 19 properties occupying 10 acres of beautiful shared grounds, including a lake in the stunning Sussex countryside. The residents of the Grange also own approx. 46 acres of the adjoining fields, ensuring the tranquility and futureproofing from further developments. The property itself features a large reception hallway, ground floor WC, impressive lounge/diner, fitted kitchen with integrated appliances, ground floor double bedroom, first floor landing, primary bedroom with full size en-suite bathroom, further double bedroom and shower room. Outside, there is a great size, landscaped, private rear garden and private garage. VIEWING ESSENTIAL!!



Key Features

- Three Double Bedrooms
- Peaceful Countryside Setting
- Beautiful Communal Grounds
- Garage
- EPC: D
- En-Suite Bathroom & Separate Shower Room
- Private Estate Of 19 Homes Occupying 10 Acres
- Landscaped Private Rear Garden
- Must Be Viewed!
- Council Tax Band: F



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Location

The Coach House is situated in the attractive village of Shermanbury, a charming semi-rural location surrounded by beautiful Sussex countryside. The village offers a peaceful setting while still providing convenient access to nearby towns and amenities.

The larger centres of Horsham and Henfield are both within easy reach, offering a variety of shops, cafés, restaurants and everyday facilities. For commuters, nearby road links including the A281 road provide convenient connections to Brighton, Horsham and surrounding areas.

The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits, making this an ideal location for those seeking a balance between rural living and accessibility.

Inside

The ground floor features a generous lounge/dining room, providing a wonderful space for both relaxing and entertaining, along with a spacious kitchen offering ample room for cooking and everyday family life. A ground floor double bedroom

adds flexibility to the accommodation, alongside a convenient downstairs WC.

Upstairs, the property offers two further double bedrooms, including a principal bedroom with its own en-suite. A separate family bathroom serves the remaining bedroom, completing the first floor.

Full of character and offering well-proportioned living space, The Coach House provides a warm and inviting home with a distinctive and charming feel throughout.

Outside

The Coach House enjoys an attractive setting with generous outdoor space and beautiful surroundings. To the front of the property there is parking, providing convenient access and a private garage.

To the rear, the property benefits from a large, landscaped private garden offering a peaceful and secluded space ideal for outdoor dining, entertaining or simply enjoying the surrounding countryside.

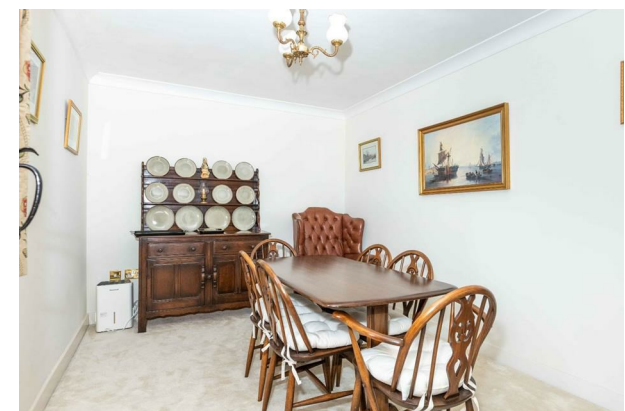
In addition, residents have access to approximately 10 acres of shared grounds, creating a truly

unique environment. These grounds include open green spaces and a picturesque lake, providing a wonderful setting for walking, relaxing and enjoying the natural surroundings.

Lifestyle

Life at The Coach House offers the charm of countryside living with the convenience of nearby towns. Set in the village of Shermanbury, the property enjoys a peaceful rural atmosphere surrounded by open countryside, perfect for walking, cycling and enjoying the outdoors.

Nearby Henfield and Horsham provide a range of independent shops, cafés, restaurants and everyday amenities, creating a relaxed yet well-connected lifestyle. With attractive villages, country pubs and scenic Sussex landscapes close by, the area is ideal for those seeking a balance between rural tranquillity and convenient access to local facilities.



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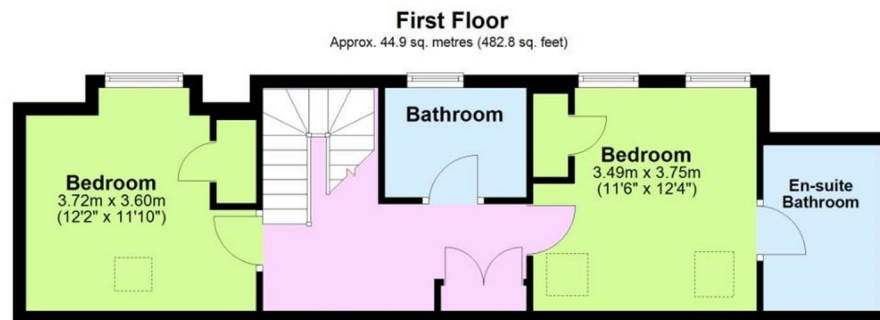
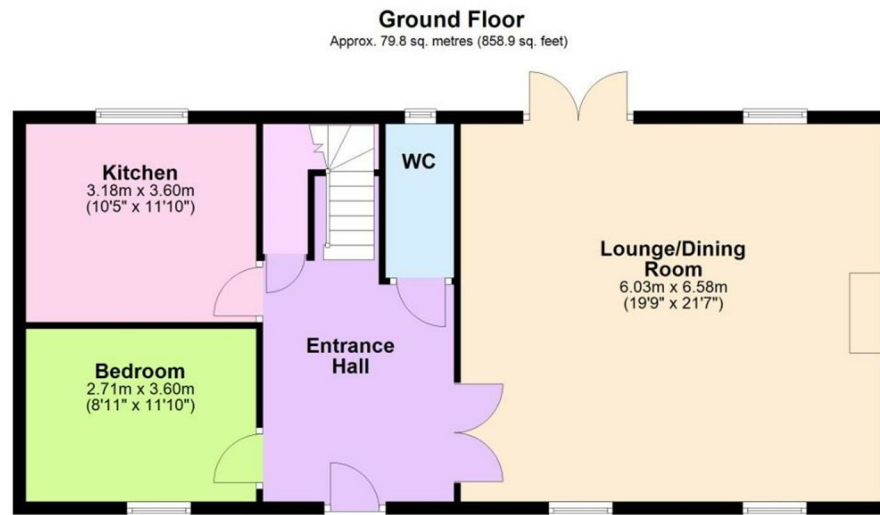


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Floor Plan Brighton Road



Total area: approx. 124.6 sq. metres (1341.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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