



Robin Shaw, High Street, Partridge Green, RH13 8ET

In Excess of £850,000



A superbly presented and versatile 4 double bedroom detached bungalow of 2,068 sq ft which has been subject to a skilful refurbishment by the sellers with en suite, fantastic vaulted kitchen/breakfast room, art studio, large driveway, double garage and 0.22 acre south facing plot.

The accommodation comprises: spacious entrance hallway, refitted cloakroom, great sized sitting/dining room with wood burner, bi-folding doors onto the south facing garden and study/bedroom.

The impressive vaulted kitchen/breakfast room has been re-modelled with a stunning selection of units, Quartz work surfaces, island that seats 3 and integrated appliances that include 2 ovens, gas hob, extractor, fridge, freezer and dishwasher.

A door leads into the utility/boot room with rear access and door into the art studio with door onto pretty patio area and into double garage. There is an opportunity to create an annex or consultancy room with separate access, if required.

Off the sitting/dining room a door leads into the inner hallway with airing cupboard and access into the part boarded loft with pull-down ladder. The principal bedroom is equipped with 2 sets of fitted wardrobes and modern en suite shower room with pleasant view of the garden and a pair of French doors could be installed. There are 2 further double bedrooms and refitted bath/shower room.

Benefits include: engineered Oak flooring, double and triple glazed windows, new slate roof and gas fired central heating to radiators (boiler located in the kitchen).

The property is approached via electric gates and provides a brick paved driveway for a minimum of 7 vehicles. The integral double garage with power and German roller shutter doors provides ample opportunity to convert if required. The log store is located to the side of the garage.

The 0.22 acre south facing plot provides a superb southerly aspect over the adjacent recreational fields and towards the Downs. The 106' x 66' rear garden (maximum measurement) is predominantly lawned with well established borders and decked seating area with inset lighting. A newly constructed timber framed and covered dining area with barbecue is ideal for those family get-togethers and an attached workshop/store provides further storage.

A superbly presented and versatile 4 double bedroom detached bungalow of 2,068 sq ft which has been subject to a skilful refurbishment by the sellers with en suite, fantastic vaulted kitchen/breakfast room, art studio, large driveway, double garage and 0.22 acre south facing plot.

Council Tax band: F

Tenure: Freehold

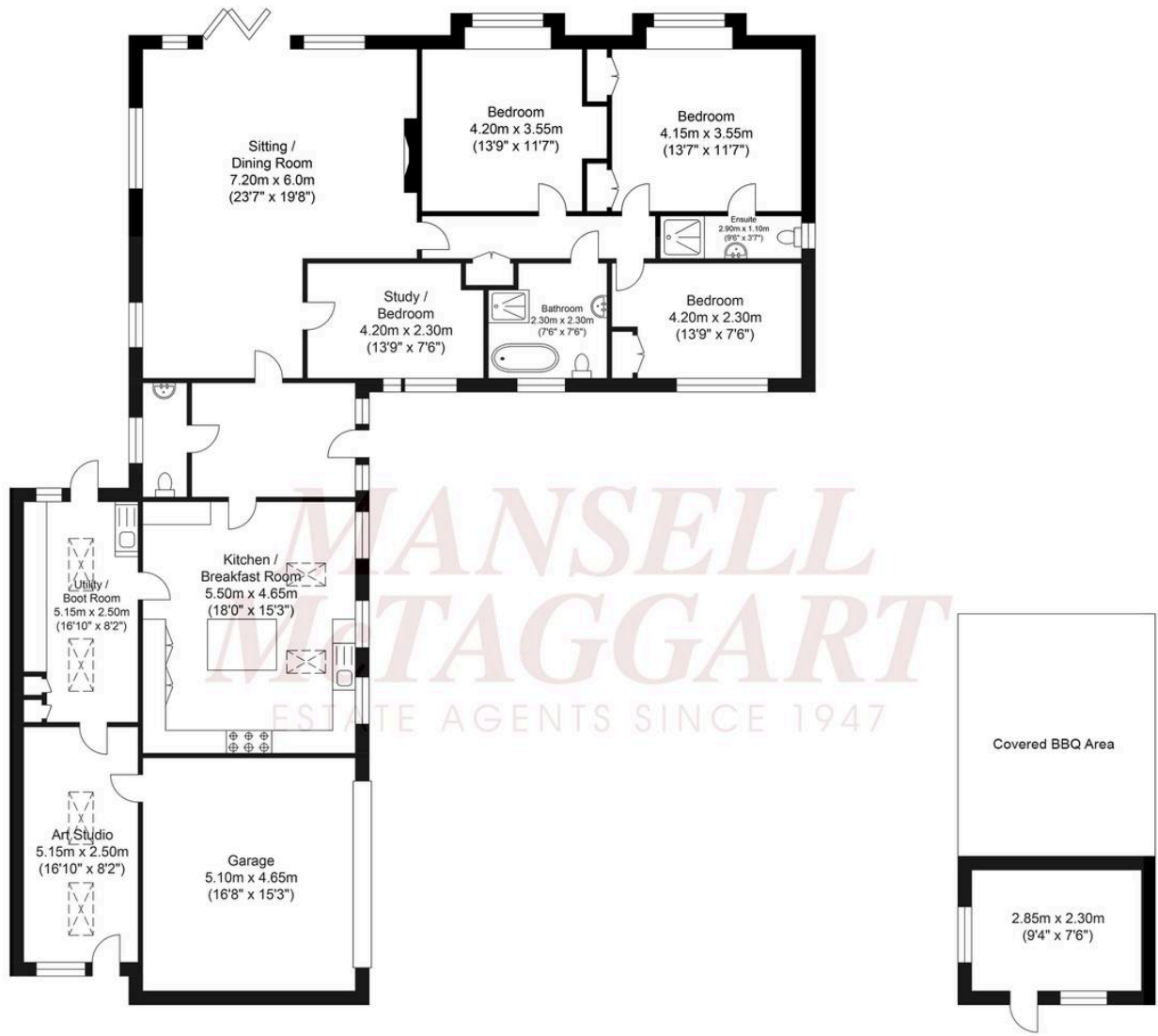
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 4 double sized bedrooms
- Superbly presented and flexible detached bungalow of 2.068 sq ft
- Fantastic vaulted kitchen/breakfast room
- Driveway for at least 7 vehicles and double garage
- Fantastic southerly aspect garden and outdoor dining facility
- Principal bedroom with en suite
- Popular village location with amenities and transport links nearby
- Scope to create an annex







Ground Floor
Approximate Floor Area
2068.71 sq ft
(192.19 sq m)

Workshop
Approximate Floor Area
105.80 sq ft
(9.83 sq m)

Approximate Gross Internal Area (Excluding Workshop) = 192.19 sq m / 2068.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart Horsham

Mansell Mctaggart, 26 Carfax – RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.