



HOLLY TREE COTTAGE

BINES GREEN, PARTRIDGE GREEN, HORSHAM, WEST SUSSEX, RH13 8EH

Hamilton Graham

ESTATE AGENTS

This attractive period home dates back to the 18th century with brick and tile hung elevations and timber casement windows under a pitched and tiled roof. The house has been in the same ownership for over 30 years during which time it has been carefully maintained and enhanced with the addition of a substantial detached outbuilding arranged as a double car port and large workshop with studio room above. Internally there are exposed timbers, a particularly spacious open plan sitting room with feature fireplaces. There is oil fired central heating and photovoltaic cells provide a valuable energy source.

The property is in a peaceful semi-rural environment, set back from the road, overlooking a wide verge of common land. Bines Green is a small settlement of attractive homes less than one mile north of the village of Ashurst with its highly regarded primary school, 12th Century parish church, and charming public house. Local shops and post office are available at Partridge Green, two miles to the north, and Steyning is approximately five miles to the south with a good range of shops, a Post Office, health centre, library, museum, leisure centre with swimming pool and a range of sports and recreational facilities.

The A24 (three miles) gives fast access to the major routes in the area, including the M23/M25 and national motorway network. The major town of Horsham is about 10 miles with excellent shopping facilities and main line railway to London/Victoria. Gatwick airport is within 20 miles and the coastal city of Brighton and Hove is 16 miles to the south. delightful, detached Grade II Listed house and substantial outbuilding set in about one third of an acre in this idyllic country setting.

Door to **Entrance Hall**: Part-vaulted ceiling open to the landing. Understairs storage cupboards.

Cloakroom: Fully tiled walls. WC and washbasin.

Shower Room: Modern suite of WC, washbasin and tiled shower recess.

Open-Plan Living Space: 44'10" x 16'2" (12.44m x 4.93m) Triple aspect and overlooking the gardens with a wealth of exposed timbering. The central feature is a fine Inglenook fireplace with stout timber bressumer and fitted wood-burning stove on raised tiled hearth and flanked by the sitting area with exposed brick fireplace and fitted wood burner and dining section (double aspect).

Kitchen: 17'8" x 8'8" (5.40m x 2.65m) A charming room with vaulted ceiling and exposed timbers. Double aspect. Overlooking the rear garden. Tiled work surfaces with inset sink unit. Range of cupboards and drawers and matching wall units. Integrated refrigerator. Double oven. Twin-plate electric hob and electric Aga. Additional work surface and storage units. Tiled flooring. Stable door to garden.

Staircase to **FIRST FLOOR**.

Oak framing. Recess with shelving for linen.

Bedroom 1: 15'6" x 9'10" (4.73m x 3.0m) Double aspect. Excellent range of fitted wardrobes and drawer units.

En-suite Shower Room: Tiled flooring. Corner shower, washbasin and WC.

Bedroom 2: 11'7" x 9'8" (3.53m x 2.95m) Fitted mirror-fronted wardrobe units. Door giving access to small staircase to loft void.

Bedroom 3: 13'3" x 9'6" (4.05m x 2.90m) Double aspect. Fitted wardrobe cupboards.

OUTSIDE

The approach to the property is over common land leading to a gravelled parking area. To the front of the property are areas of lawn with established shrubs and spring bulbs.

The property occupies a generous plot extending to about one third of an acre. To the rear of the property the large, paved terrace overlooks an expanse of lawn enjoying full seclusion with mature boundaries. Aluminium-framed **Greenhouse**. Oil tank with 2500 litre capacity.

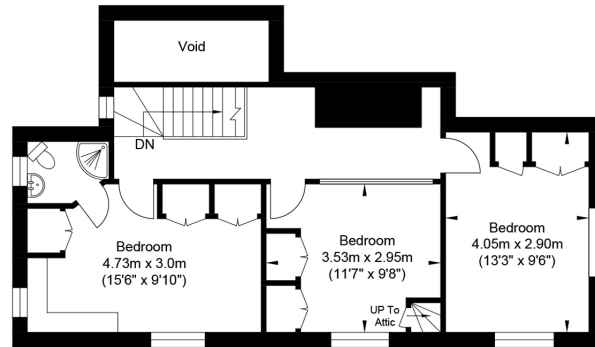
Substantial Detached Outbuilding: Comprising **Double Carport**: 17'0" x 17'5" (5.45m x 5.32m) with EV charger point, oak-framed, power connected, mezzanine storage area. Photovoltaic cells on two roof slopes. **Workshop Section**: 29'10" x 17'8" (9.11m x 5.39m) Oak-framed with timber piers. Strip lighting and power. **Attic Room/Home Office**: 25'1" x 12'7" (7.64m x 3.84m) Triple aspect.

Pantry: 9'2" x 5'0" (2.80m x 1.53m) with fitted shelving and power and light. Boiler house.

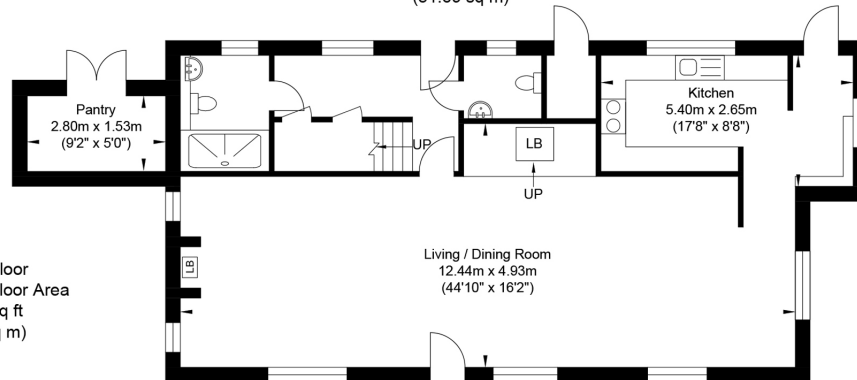




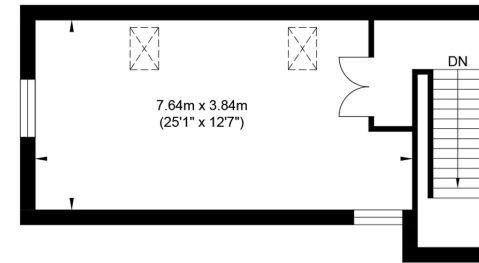
Total Approximate Floor Area: 1485 Sq FT (138 Sq M)



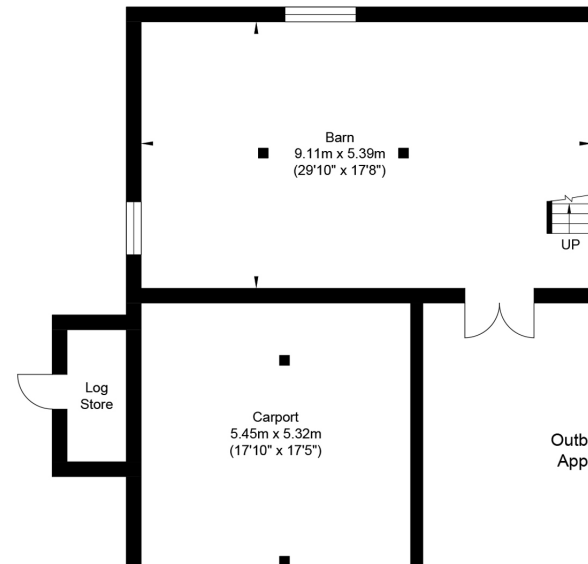
First Floor
Approximate Floor Area
556.38 sq ft
(51.69 sq m)



Ground Floor
Approximate Floor Area
929.35 sq ft
(86.34 sq m)



Outbuilding First Floor
Approximate Floor Area
386.42 sq ft
(35.90 sq m)



Outbuilding Ground Floor
Approximate Floor Area
901.36 sq ft
(83.74 sq m)

Services: Electricity and water. Private drainage system. | Council Tax: Valuation Band: 'G'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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