



Hedgeways | Mill Lane | Littleworth, Nr. Partridge Green | West Sussex | RH13 8JU

**H.J. BURT**  
Chartered Surveyors : Estate Agents

An aerial photograph of a suburban neighborhood. The scene is dominated by lush green lawns and a dense canopy of trees in various shades of green and yellow. Several large, multi-story houses with dark roofs are scattered throughout the landscape. In the background, rolling hills are visible under a clear blue sky. A white vertical line is positioned in the center of the image, extending from the top text box down to a house in the middle ground.

H.J. BURT  
Chartered Surveyors : Estate Agents

- Impressive 5-bedroom family home with extensive accommodation plus spacious 2-bed attached annexe & set in large South facing plot of c. 0.54 of an acre. Freehold. Council Tax 'G'. EPC 'D' & 'C'
- With well-proportioned principally South facing accommodation including reception hall, cloakroom, utility room, kitchen/dining room, sitting room, garden room & living room.
- Principal ensuite bedroom, 4 further bedrooms & bathroom to the main accommodation.
- Attached & part interlinking 2-storey annexe with living/dining room, kitchen, cloakroom and 2 first floor bedrooms & bathroom.
- Good size private driveway, garage. Detached studio with cloakroom.
- Glorious South facing garden with greenhouse. Overall c. 0.54 of an acre.



external access or internal connecting doors from the garden room to a **living/dining room** with inner hall area and **cloakroom** and **kitchen/breakfast room** with door to the outside. To the first floor there are **two bedrooms** and a **modern bathroom**.

Outside a particular feature of the property is the impressive **overall plot extending to in excess of half an acre** and including **gravelled private driveway** with parking and turning for a number of vehicles with mature planting to the frontage to Mill Lane and side drive to a **workshop/garage**. This in turn adjoins paths and **terracing at the rear of the house** and thence leading to a brick and tile **adaptable detached studio building** with electric underfloor heating, double glazed windows and French doors plus internal cloakroom. The **South facing garden** is a real delight planted with an abundance mix of mature, colourful, herbaceous plants and specimen trees including mixed fruit trees and **kitchen garden** to the South side with large **greenhouse, garden shed** and **potting shed**.

### Location

The property is located in the popular rural hamlet of Littleworth to the North of Partridge Green village (c. 1 mile) including late opening Co-Op convenience store, very popular butcher, baker, hairdresser, church and Jolesfield Primary School. Within convenient walking distance along Mill Lane and onto Littleworth Lane is The Windmill country pub. Additional facilities may be found in the large village of Henfield (c. 4 miles) whilst there are even more comprehensive shops, restaurants and other facilities in the old market town of Horsham (c. 8.25 miles). Horsham may be reached via back lanes or the A24 dual carriageway (c. 1.75 miles) and which in turn provides connections to Worthing to the South and other major routes and centres including Gatwick Airport (c. 21 miles).

### Description

5-BED FAMILY HOUSE, 2BED ANNEXE & STUDIO IN LARGE PLOT. Hedgeways is believed to originally date from the 1930s and extended to two sides to offer well-proportioned accommodation spread over two floors and encompassing an attached annexe which is also interlinked to the main house which overall provides either 5 bedrooms and the 2-bedroom annexe, or a total of 7 bedrooms. The accommodation principally enjoys a South facing aspect overlooking the very attractive large garden stretching to the South and occupying an overall plot of c. 0.54 of an acre including good size driveway to the front.

The house includes external mellow elevations of brick with uPVC double glazed windows and with **large garden room** to the rear being South facing and overlooking the garden but with interlinking doors from the **sitting room, hall** and to the annexe. From the reception hall with cloakroom off doors link to the living room with its **high beamed ceiling and fireplace** and thence leading round to the **family kitchen/dining room** with comprehensive range of fitted units and electric **Aga** plus useful side **utility room** with pantry ready to stock the produce of the garden.

To the first floor of the main accommodation, the **double aspect principal bedroom** enjoys a **lovely outlook over the garden**, fitted wardrobes and **ensuite shower room**. There are then **four further bedrooms** and a **family bathroom**. The later addition annexe to the West side includes modernised accommodation accessed either from the separate









The cosmopolitan coastal city of Brighton with its wide array of shops and recreational opportunities is within 16 miles.

There is a good range of both state and private schools in the local area. Public footpaths lead off the local lanes.

### Sporting & Recreation:

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle across the A24. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. David Lloyd Wickwoods country & sports club and spa within 7.25 miles. There is a good range of state and independent schools in the area

### Information

Property Ref: HJB03234. Photos Sept 2025 & June 2026 & particulars 2025 & 2026 (Ref RBA).  
Services: Mains water, electricity gas and drainage are understood to be connected. Oil-fired boiler to main house and mains gas boiler to the annexe. Electric Aga to main house.  
Title: Freehold Title: WSX28851.  
Local Authority: Horsham District Council. Council Tax Band: 'G'.

### Directions

what3words///scorched.windy.glance

The property is located as shown on the appended plan approximately mid-way along Mill Lane and on the South side.

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



**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.



*The Studio*



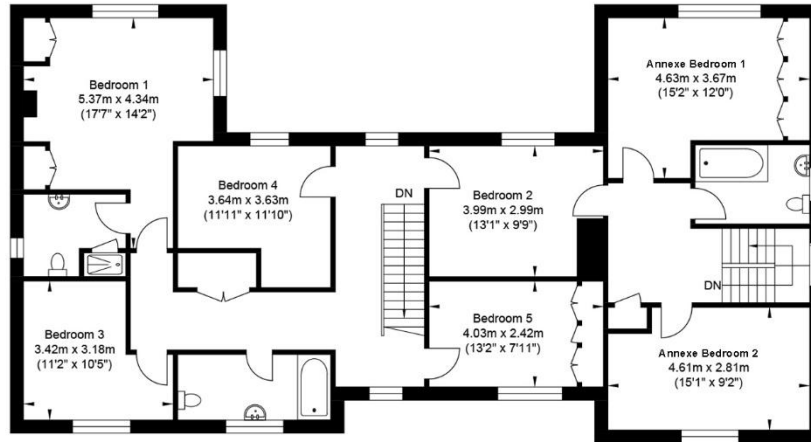
*The Annexe*



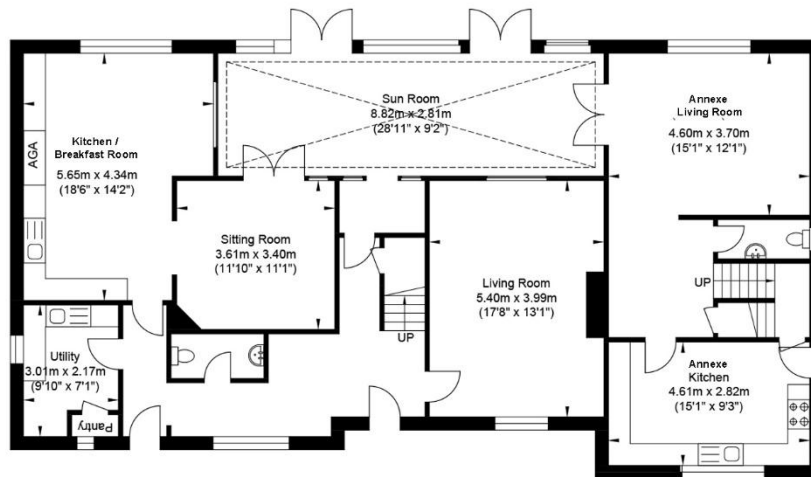


# Mill Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	88 D
39-54	E		
21-38	F		
1-20	G		



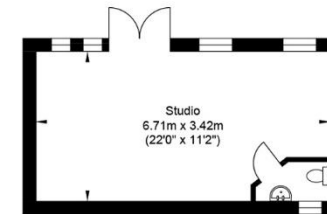
First Floor  
Approximate Floor Area  
1452.91 sq ft  
(134.98 sq m)



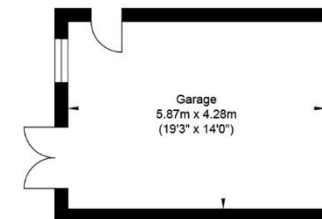
Ground Floor  
Approximate Floor Area  
1695.53 sq ft  
(157.52 sq m)

# The Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Studio  
Approximate Floor Area  
247.03 sq ft (22.95 sq m)



Garage  
Approximate Floor Area  
270.38 sq ft  
(25.12 sq m)

Approximate Gross Internal (Including Annexe & Excluding Garage / Studio) Area= 292.5 sq m / 3148.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**H.J. BURT**  
Chartered Surveyors : Estate Agents

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk)

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services