

2 Wychwood Cottages | Wychwood Lane | Shermanbury | West Sussex | RH13 8HE

H.J. BURT
Chartered Surveyors : Estate Agents



2 Wychwood Cottages | Wychwood Lane | Shermanbury | West Sussex | RH13 8HE
Guide Price Range: £750,000-£800,000 | Freehold

3 | 1 | 1 | EPC E

- A 3-bedroom semi-detached cottage with superb views and adjoining land of c.10.91 acres (4.42 Ha) with consent for extension and garage. Freehold. Council Tax 'E'. EPC. 'E'
- Entrance hall, cloaks/shower room, sitting/dining room, kitchen, conservatory/rear porch.
- Three first floor bedrooms with extensive views.
- Consent to extend to create super new kitchen/family room, living room, utility, hall, cloaks & snug with 4 bedrooms & 3 1st fl. bathrooms.
- Driveway & garden. Consent for 2-bay car barn.
- Level adjoining pasture land, overall c. 10.91 acres (4.42 Ha).





Description

No.2 Wychwood Cottages occupies an enviable rural position at the end of a private country lane (shared with neighbouring properties) which terminates at the cottage and its neighbouring property No. 1 Wychwood Cottages (a 4-bed extended house plus land at a guide price range of £950,000-£1m). The cottage and land enjoys wonderful, panoramic views over surrounding countryside across the River Adur valley to a wide breadth of the South Downs National Park and including Chanctonbury Ring in the distance. In addition to the lovely views, a particular feature of the cottage is the adjoining level pasture land which opens up to the South-West of the property. Believed to have been built in the first half of the last century and the cottage includes external elevations of brickwork with tile hanging under a tiled roof and with modern Upvc replacement double glazed windows with leaded lights.

The property benefits from planning consent for extension to the house granted on 16/04/2025 under ref. **DC/25/0188** with excerpts of the drawings appended for the erection of a two-storey side extension with porch to create a 4-bedroom 3-bathroom property with detached double carport within the garden. The property was previously run as a successful smallholding known as Wychwood Farm with a mixture of livestock including Rare Breed pigs, Southdown sheep and Dexter cattle.

The property is considered to be equally well suited for those with **equestrian interests** and with great potential to follow other local properties by adding stabling and equestrian facilities, subject to an individual owner's requirements and any planning consents.

The appended floorplans show the layout to the cottage plus scanned and reduced copies of the approved extension. The current accommodation includes the **Conservatory/Garden Room** to the West side and linking to the **Kitchen** with a range of wooden fitted units, electric oven and hob, sink unit. The adjacent **South facing Living Room includes a fireplace with wood burning stove and also with good views**. Next to the **Entrance Hall is a Cloaks/Shower Room**. To the first floor a small Landing with linen cupboard leads to **double aspect Bedroom One with superb views to the South** and also to **bedroom two**, whilst **bedroom three** overlooks the land to the North.

To the outside there is a **good size Garden** with lawns and mixed planting. To the North side of the garden is a small orchard area and a small Paddock area. To the South and South-West of the cottage is the principal area of **Land which is stock fenced and divided into different paddock areas**. **Overall, the property extends to approx. 10.91 acres (4.42 Ha) and as shown on the plan**.

Location

The property is situated in a rural location to the South-West of Shermanbury accessed off Wychwood Lane, which connects with the A281 locally linking the villages of Cowfold and Henfield, the latter of which lies approx. 2.5 miles to the South. Henfield includes a thriving community with a wide range of amenities including health and sports centre, library, primary school and churches of most denominations. The High Street and its many local shops offering a variety of trades and services in a period setting. The smaller local village of Partridge Green is approx. 2 miles to the North-West and offers a small range of local shops and which may also be found in Cowfold to the North.







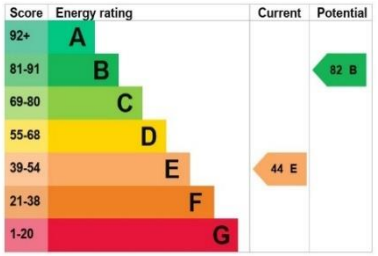








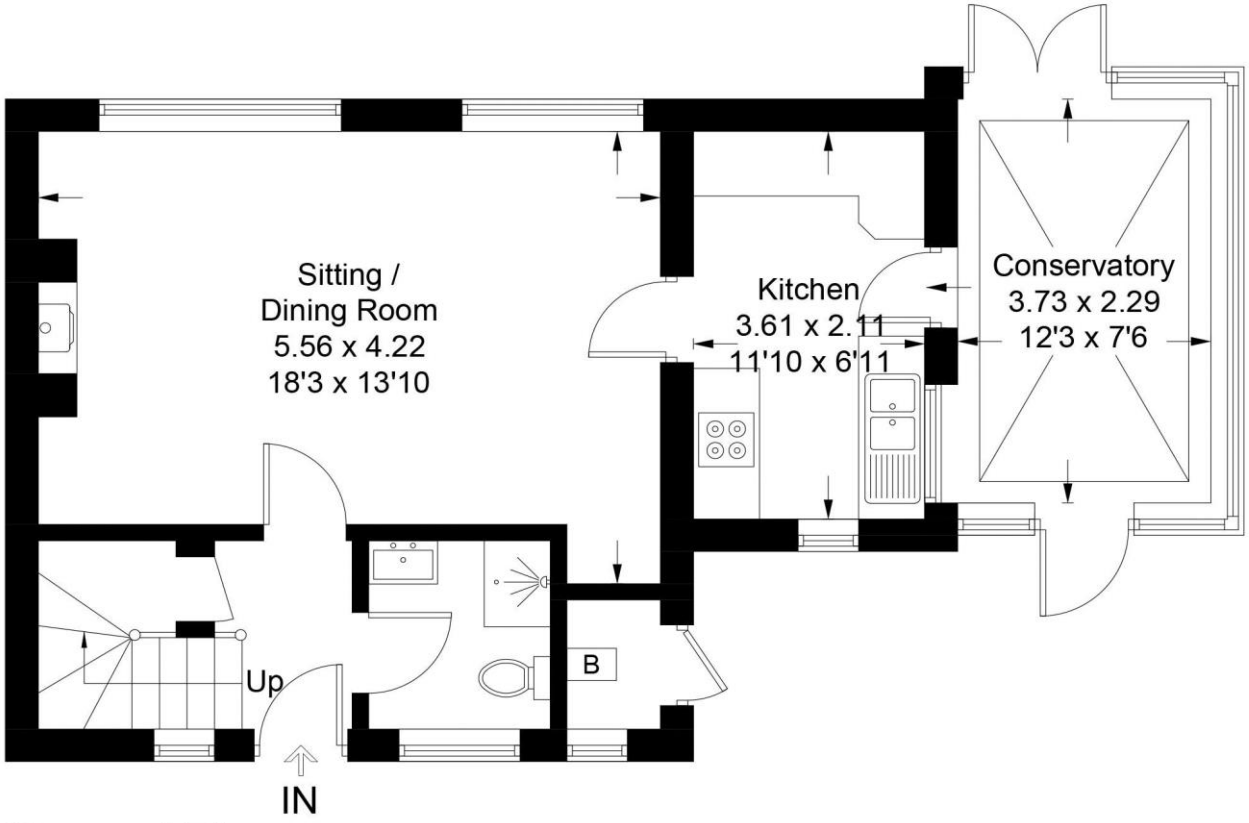




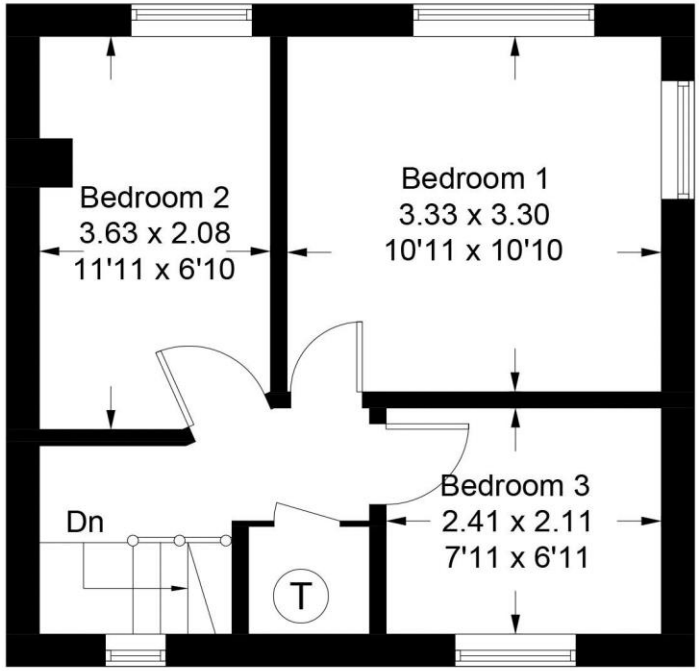
Wychwood Lane, RH13

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft
Boiler Room = 1.1 sq m / 12 sq ft
Total = 81.2 sq m / 874 sq ft





Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1185493)



More extensive facilities, including mainline railway stations to the coast and to Gatwick, Victoria and London Bridge, can be found at Horsham approx. 9.5 miles to the North and Haywards Heath, approx. 10.5 miles to the North-East. The A24 via Partridge Green is approx. 4.5 miles to the West and the A23 at Bolney is approx. 6 miles to the North-East, which provides good access to the national road network and Gatwick airport.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.

Information

Property Ref: HJB00610. Photos & particulars prepared: July 2026 & revised October 2026(Ref RBA).
Services: Mains water and electricity are understood to be connected. Oil-fired central heating. Private drainage located on No. 2 and shared with No. 1.
Tenure: WSX202185; WSX308640 & part ownership of WSX357735 forming the entrance drive to which one third of the ownership attaches to the property with rights of way thereover in favour of neighbouring properties. In addition, pending re-registration to a separated part of WSX270820.
Local Authority: Horsham District Council. Council Tax Band: 'E'

Directions: what3words///commands.carefully.routs

From Henfield High Street proceed North out of the village and along the A281 towards Cowfold and Horsham. Continue past the Bull Inn and, after crossing over the river bridge, take the second turning on the left into Wychwood Lane and continue to the very end of the lane where the property will be found as shown on the appended plan. *Alternatively:* Travelling from the North along the A281 from Cowfold proceed through Shermanbury towards Henfield passing the turning to Partridge Green and continue along the straight stretch of road with residential dwellings on the left-hand side and take the turning on the right into Wychwood Lane and before the river bridge and Bull Inn.

Viewing Strictly by appointment with: www.hjburt.co.uk | sales@hjburt.co.uk
H.J. BURT 01903 879488 or 01273 495392

Find us @H.J.Burt

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.







Existing Front/North Elevation
Scale 1:100

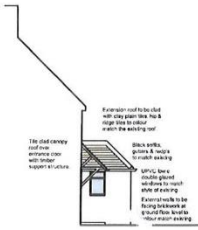


Existing Side/West Elevation
Scale 1:100



Existing Rear/South Elevation
Scale 1:100





Proposed Section
Side/East Elevation
Scale 1:100



Proposed Front/North Elevation
Scale 1:100

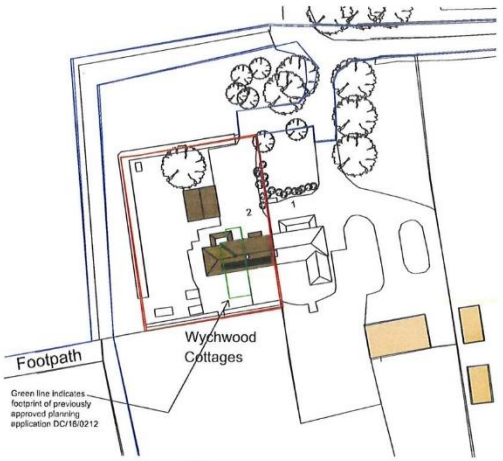


Proposed Side/West Elevation
Scale 1:100



Proposed Rear/South Elevation
Scale 1:100





Proposed car port to have roof pitched at 30 degrees and clad with roof tiles to match colour of main house. Walls to be clad with feather edged timber boards externally.

Proposed West Elevation
Scale 1:100

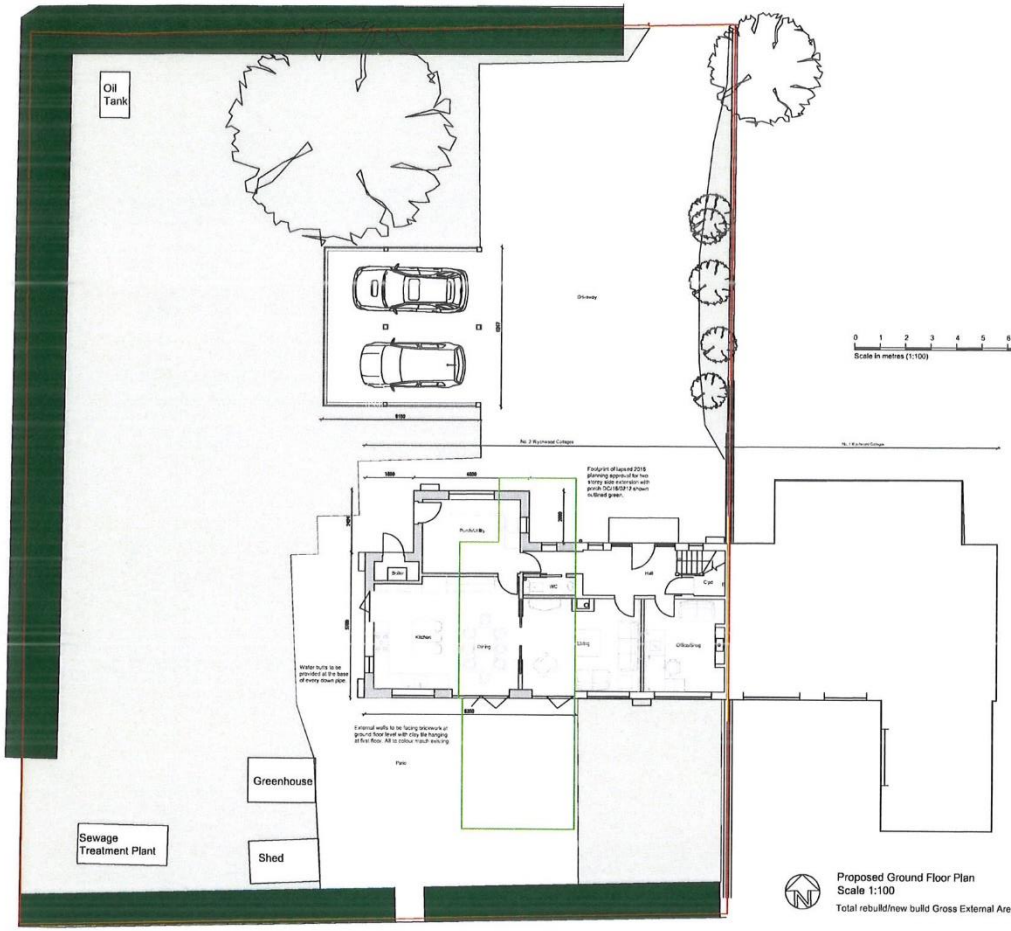
Proposed East Elevation
Scale 1:100

Proposed North & South Elevations
Scale 1:100

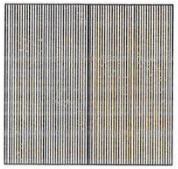
Revisions	Description	Date
-	XXXX	00/00/0000

Jacob Chadwick Architects
49 Richmond Street, Brighton, East Sussex, BN2 9PD
tel: 07837 599827 jacobchadwickarchitects@gmail.com

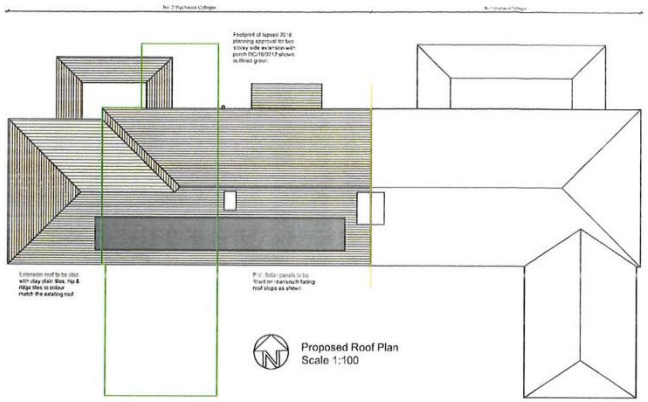
site:	Project:	Drawing	date:	client:	scale:	print size:	drwg no.	revision:
2 Wychwood Cottages, Wychwood Lane, Brighton Road, Shermanbury , West Sussex, RH13 8HE	Two storey side extension with front porch. Detached car port	Existing & Proposed Elevations & Site Location Plan	January 2025	Mr G Newman	1:100/1:500/1:1250	A1	2WC/2025/03	



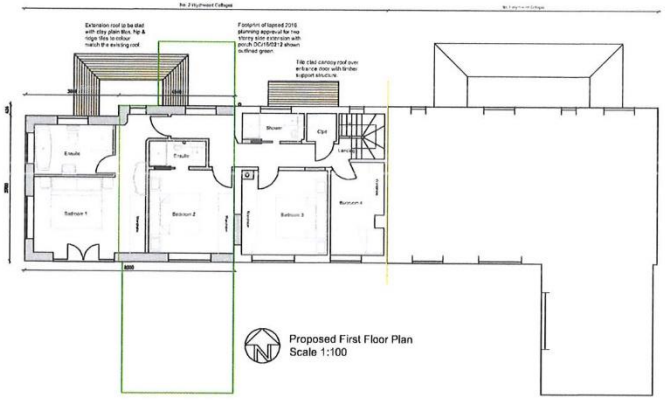
Proposed Ground Floor Plan
Scale 1:100
Total rebuild/new build Gross External Area = 106.87m2



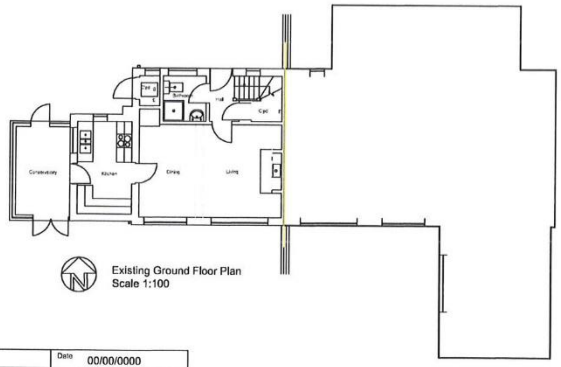
Proposed Car Port Roof Plan
Scale 1:100



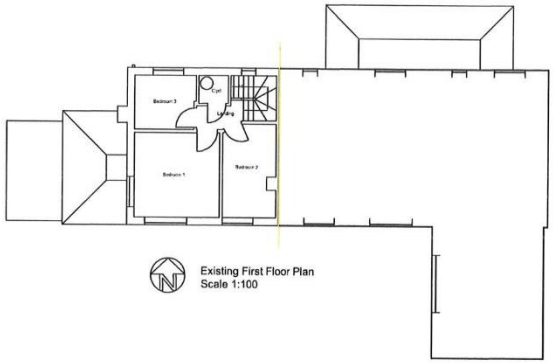
Proposed Roof Plan
Scale 1:100



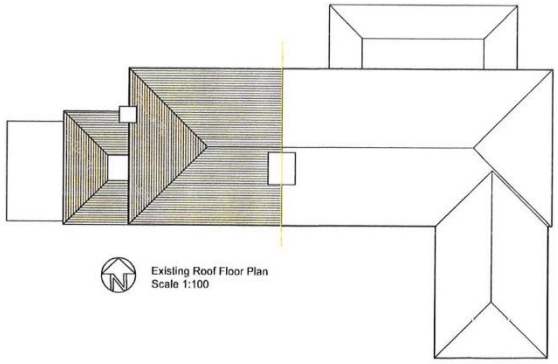
Proposed First Floor Plan
Scale 1:100



Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100



Existing Roof Floor Plan
Scale 1:100

revisions	Description	Date
-	XXXX	00/00/0000

Jacob Chadwick Architects
49 Richmond Street, Brighton, East Sussex, BN2 9FD
tel: 07837 599827 jacobchadwickarchitects@gmail.com

site:	Project:	Drawing	date:	client:	scale:	print size:	drwg no.	revision:
2 Wychwood Cottages, Wychwood Lane, Brighton Road, Shermanbury , West Sussex, RH13 8HE	Two storey side extension with front porch. Detached car port	Existing & Proposed Plans	January 2025	Mr G Newman	1:100/1:500/1:1250	A1	2WC/2025/04	

No. 2 Wychwood Cottages,
Shermanbury, West Sussex

Land App



Produced on Land App, Aug 5, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

H.J. BURT
Chartered Surveyors : Estate Agents

50 m
Scale 1:2500 (at A4)

N



H.J. BURT
Chartered Surveyors : Estate Agents

OnTheMarket.com rightmove find your happy

01903 879488 or 01273 495392 | 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