



The Lake House, Shermanbury Grange | Shermanbury | West Sussex | RH13 8HN

H.J. BURT
Chartered Surveyors : Estate Agents



The Lake House, Shermanbury Grange | Brighton Road | Shermanbury, Nr. Horsham |
West Sussex | RH13 8HN

Guide Price: £1,950,000 | Freehold



- A stunning country house occupying a prime & prestigious spot on the edge of Shermanbury Grange Estate with beautiful private garden plot of c. 1 acre incl. excellent garaging. Freehold. Council Tax 'H'. EPC 'D'
- With beautifully appointed & immaculately presented accommodation with lovely outlook over private gardens & thence to the neighbouring lake & grounds.
- Reception hall, cloakroom, drawing room, dining/sitting room, sensational bespoke fitted kitchen/dining/family room with snug, utility room.
- Principal ensuite bedroom with fine views, guest ensuite bedroom, 3 further bedrooms & family bathroom.
- Beautifully landscaped garden including terracing, verandas, summerhouse, garden shed & greenhouse.
- Electric gated driveway with extensive parking and 4-bay secure & insulated garaging.
- Lying on the edge of the private Shermanbury Grange Estate with additional communal grounds.
- Partridge Green 1.2 miles, Henfield 2.25 miles, Horsham 10 miles, Brighton 13.5 miles, Gatwick 18.75 miles.

Description

The Lake House is a stunning country house built in around 2002 as part of a prestigious re-development of the Shermanbury Grange Estate with a mixture of new build and historic building conversions within a stunning, mature semi-rural setting betwixt Henfield and Partridge Green with wonderful Downland views as you approach the estate along the sweeping private entrance drive.

The property offers the best of both worlds with its lovely private garden extending overall to just over 1 acre and then with additional communal grounds and lovely scenic outlook from the house over the neighbouring but secure-fenced lake. Set within its mature setting enhanced by sections of the historic kitchen garden walling, the property has been painstakingly improved and enhanced over the last ten years by the current owners including to the outside extensive further planting, fencing, terracing, verandas



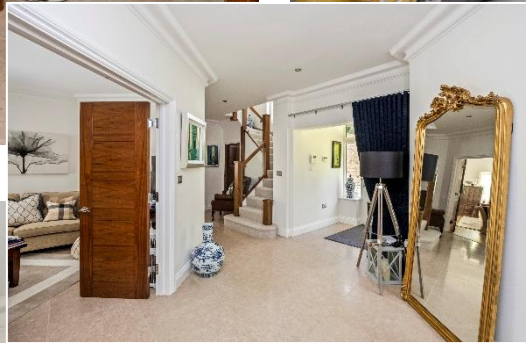
and extended garaging. To the overall modernisation and refurbishment of the interior there is the **exceptional family kitchen/dining room with snug** and being the centre piece of the **lovely living accommodation that is immaculately finished and presented.**

Approached from the Shermanbury Grange Estate's initially shared drive, the electric gated private drive to The Lake House opens into a **very generous private enclosed parking and turning area** with space for a number of vehicles and adjoining the **smart four car garage block.**

An open entrance porch leads to the front door opening into the **welcoming reception hall** with **cloakroom with Villeroy & Boch fittings** and stone tiled solid flooring continuing through to the kitchen, the utility room and dining/sitting room, detailed ceiling coving, walnut veneered doors and with **double glazing throughout including fitted shutters to all rooms.** The **bright and airy double aspect drawing room** enjoys a pretty outlook to the South and East over the garden to the lake and with French doors leading directly to the terrace, light oak flooring and fireplace with stone surround and neat inset "Fireline" wood burning stove. The **octagonal dining room/sitting room** also includes French doors to the terrace and a pretty outlook.

The **piece de la resistance of the house is the wonderful family kitchen/dining room with side snug** and being triple aspect with fine outlook across the terrace to the adjacent lake. The room is beautifully fitted with **bespoke walnut handmade units by Edwin Loxley** offset by solid granite worksurfaces and with a comprehensive range of first class fitted cupboards, drawers, larder store, "Le Mans" pull-out drawers, two integrated Miele dishwashers, integrated fridge and freezer and **Liebherr wine/drinks fridge.**







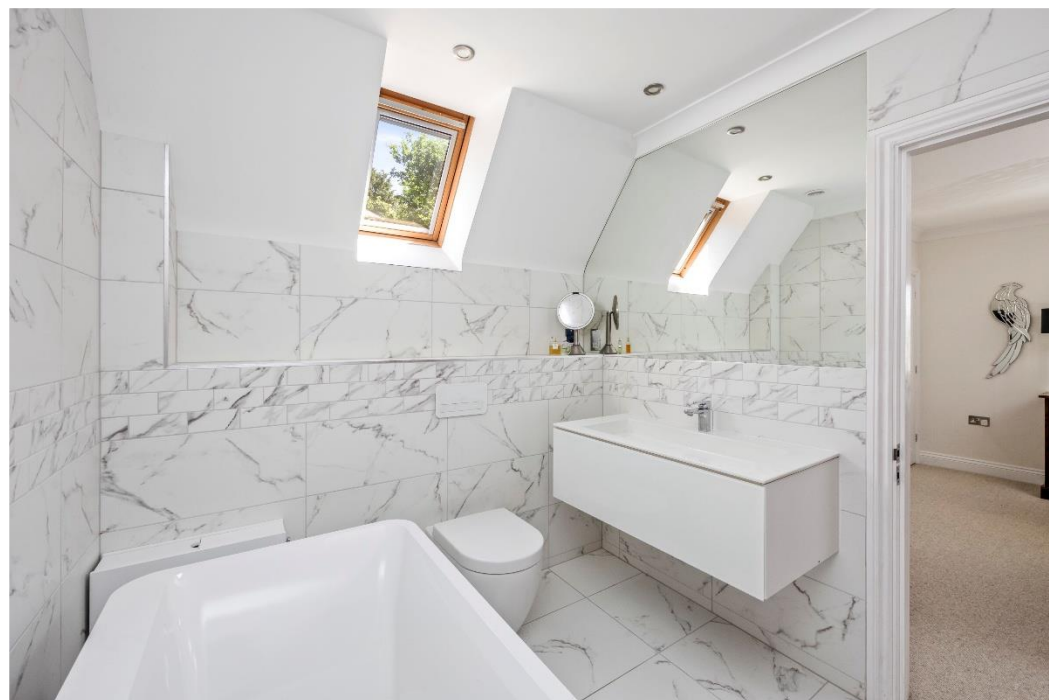


As well as a twin Belfast sink unit with Quooker boiling-water tap plus waste-disposer to the kitchen, there is the heart of the room **5-oven electric Aga with side induction hob**. The sensational room with matching stone tiled floor stretching into the **snug is perfect for family living with a lovely outlook as well as roof lantern over the dining area**. To one end is the **separate utility room** with door out to the rear terrace and also similarly fitted with a comprehensive range of bespoke units, cupboards and drawers, points for two washing machines plus dryer, extensive further full height cupboards as well as integrated waste/recycling bins. Leading directly off the kitchen/dining room is the veranda thence to the iron railing and gate enclosed terrace and thence to the outer lawned garden bordering the lake.

The first floor is approached by a **fine bespoke walnut veneer and glass staircase with feature picture window to the side** and leading to the landing with cupboard housing pressurised hot water cylinder. The **principal double aspect bedroom includes fine views across the estate to the South Downs in the distance**, good, fitted wardrobe space and **luxurious ensuite bathroom with Villeroy & Boch fittings**, fine twin ended bath, full floor and wall porcelain tiling, heated towel rail, w.c. and basin. The **guest ensuite bedroom is similarly double aspect with fine outlook over the lake** and peek views to the South to the Downs and also with good, fitted wardrobes and **ensuite modern shower room with Duravit designer fittings**. **Double bedroom 3 overlooks the rear garden with its fine mature trees**, fitted wardrobes with adjacent **family shower room also including Duravit modern fittings**. **Bedroom 4** also includes fitted wardrobes and flexible **bedroom 5/study overlooks the front of the property**.

Outside, from the drive the **4-car garage** includes additional security, insulation, electric roller aluminium doors, optional generator connection and sealed floors. The space offers excellent garaging and a working space for the keen auto-enthusiast and with discreet external bin and other storage to the side and rear.

The gardens have been designed for privacy and seclusion to the house with peek views over the adjoining neighbouring estate and communal grounds and in particular with the focus to the beautiful lake. The **house's private garden encompasses different compartments fenced for ease of management for young families or pets** and with **gentle shading to the rear and side terrace areas by two verandas** and different seating areas to follow the sun at different times of the day or to provide dappled shade and cover. To the rear terrace is a pretty **summerhouse** with adjacent **greenhouse**, above ground water feature and a lovely area for pots, alfresco dining and general recreation.



Beyond the drive is a further lawned area with mixed planting and thence leading through to the **outer lawned and lightly wooded garden** with a range of specimen trees and overlooking neighbouring farmland to the North and thence wrapping round the plot and back to the lake with secured fenced outer boundaries. Overall, **the good size plot provides a beautiful setting to the private house whilst seeking to provide ease of maintenance** with reduced borders and a good and secure environment for a lock-up and leave home for the keen traveller or second homeowner.

To the outer communal grounds of Shermanbury Grange there are the pretty landscaped gardens providing a lovely setting and approach to the estate **with walks and further sitting around the lake**. There is also the let farmland owned by the joint estate freeholders to create a secure and protected and wonderful South facing vista for all of the freehold owners.

Location

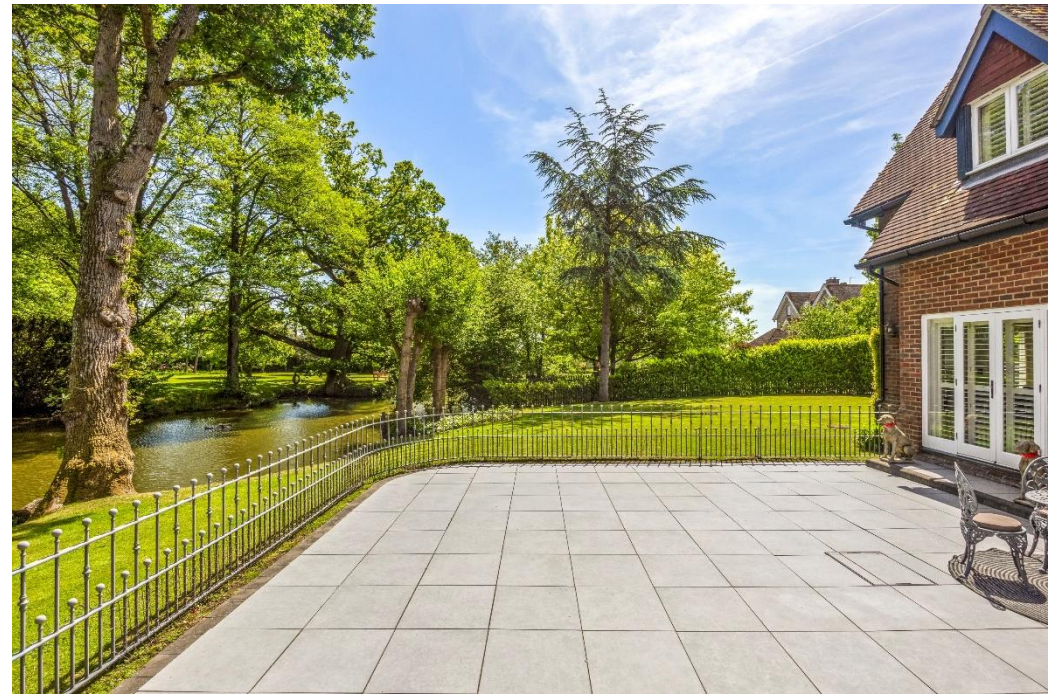
Located to the North of Henfield, the village with its good range of local shops, trades and facilities including primary school is within 2.25 miles and with secondary schooling available in Horsham and Steyning. Local facilities including late opening store, butcher and baker maybe found in Partridge Green village within 1.2 miles or shorter walking distance through the rear of Shermanbury Grange Estate.

More extensive facilities can be found in the fine old market town of Horsham including a wide range of restaurants, recreational facilities, business and education facilities as well as mainline railway station within approximately 10 miles. Hassocks to the East is approximately 7.75 miles whilst the cosmopolitan coastal city of Brighton with its extensive range of shops, recreational and business opportunities is within 13.5 miles. Gatwick Airport is readily accessible within 18.75 miles and accessed via the A23/M23. There is an extensive range of public footpaths connecting from paths leading from the estate.

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, Guildford & Chichester. David Lloyd Wyckwoods country club and spa within 5.75 miles. Motorsport at Goodwood.

There is a good range of state and independent schools in the area.





Information

Property Ref: HJB03323. Photos & particulars prepared: May 2026 (ref RBA)

Services: Mains water, electricity and drainage. Oil-fired central heating.

Tenure: The Lake House - Freehold title number WSX263177. Shermanbury Grange Estate - Freehold title number WSX271126.

Residence Association: a current commitment per household of £150 per calendar month including for maintenance of communal areas and driveway plus directors' liability insurance and thence with share in the adjacent let farmland to the South under WSX403195. The adjacent lake forming part of Shermanbury Grange Estate includes covenants to benefit the general residents and including The Lake House to ensure peaceful and quiet enjoyment for all.

Local Authority: Horsham District Council.

Council Tax Band: 'H'

Directions

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From Henfield village head North on the A281 towards Horsham and Cowfold and after 2 miles take the turning on the left-hand side to Shermanbury Grange Estate and shortly before the B2116 left-hand turning to Partridge Green village. Continue up the private drive to Shermanbury Grange and The Lake House is the second house found on the right-hand side shortly after the main building on the left.

Viewing

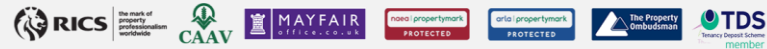
Strictly by appointment with:

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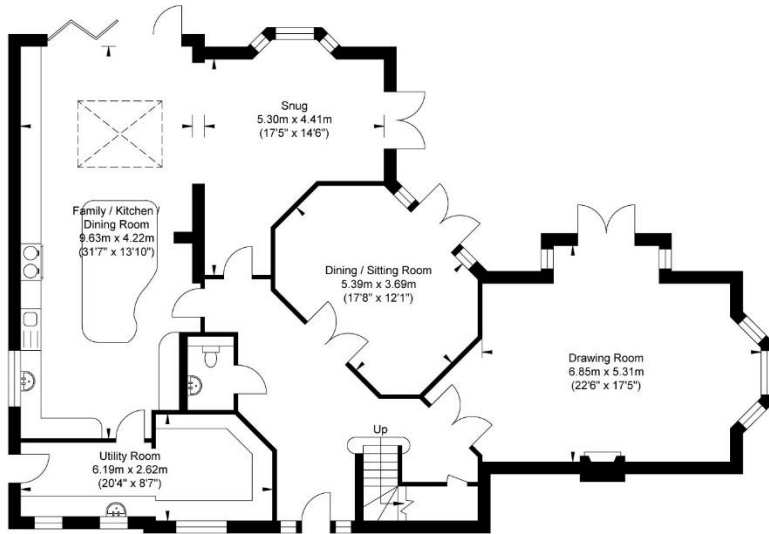


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

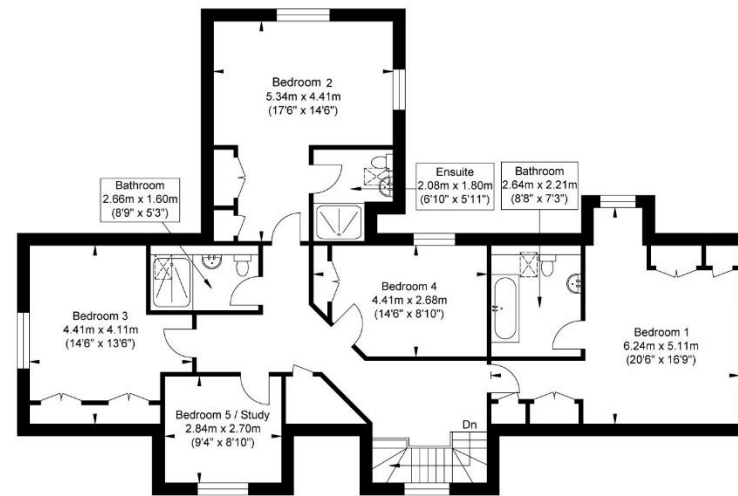


Shermanbury Grange

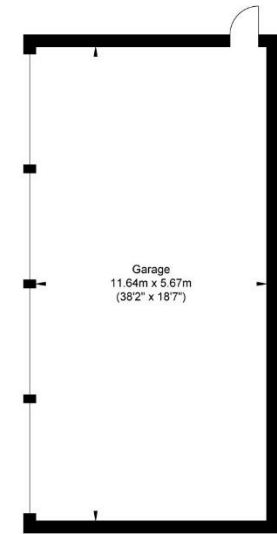
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1618.89 sq ft
(150.40 sq m)



First Floor
Approximate Floor Area
1176.39 sq ft
(109.29 sq m)



Garages
Approximate Floor Area
710.41 sq ft
(66.0 sq m)

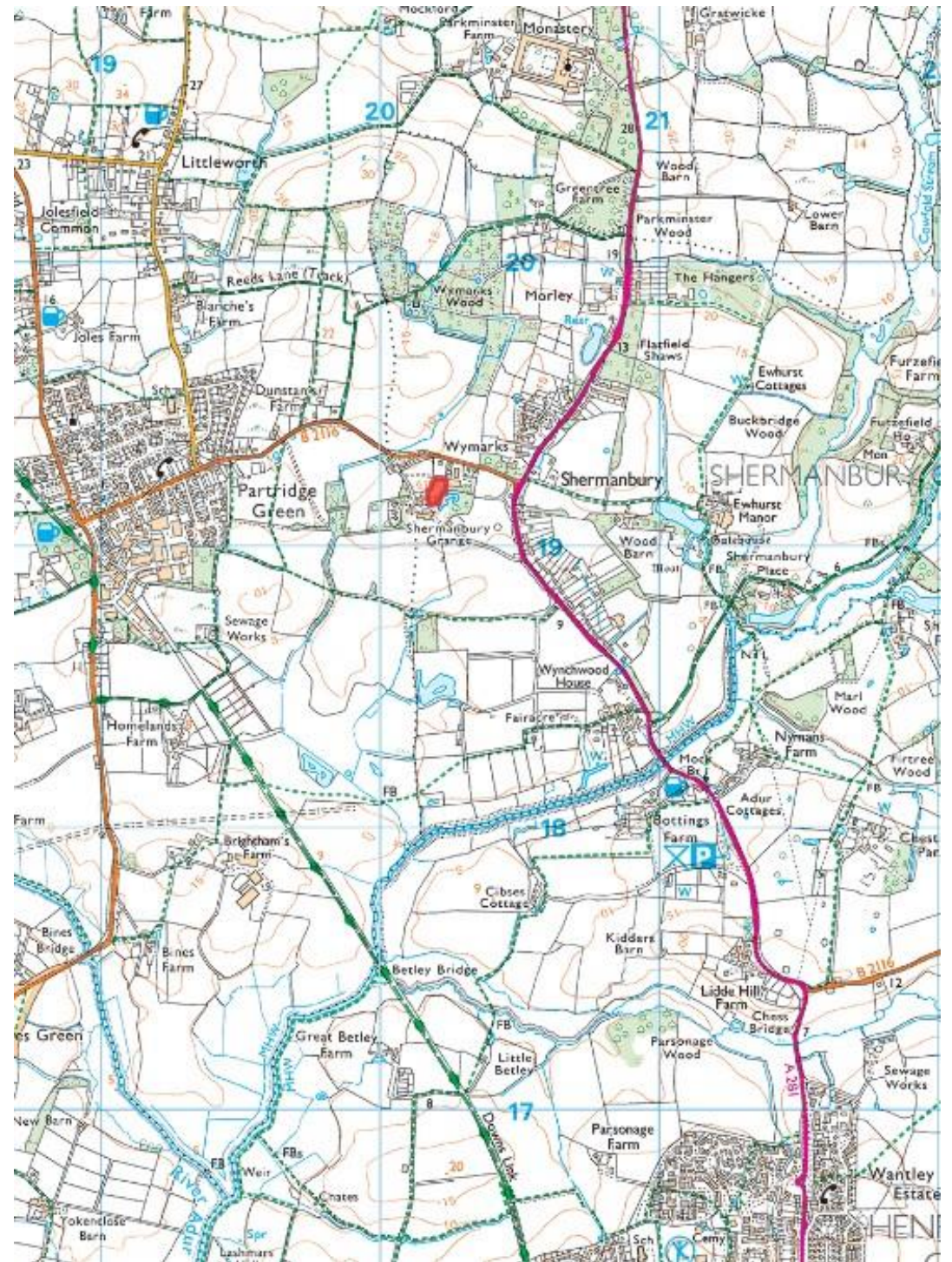


Approximate Gross Internal (Excluding Outbuilding Area) = 259.69 sq m / 2795.28 sq ft

Garages Area = 66.0 sq m / 710.41 sq ft

Total Area = 325.69 sq m / 3505.69 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.





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