



Amberglade | Brighton Road | Shermanbury, Nr Henfield | West Sussex | RH13 8HD

H.J. BURT
Chartered Surveyors : Estate Agents



Amberglade | Brighton Road | Shermanbury | West Sussex | RH13 8HD

Guide Price: £775,000 | Freehold



- Spacious detached three-bedroom bungalow
- Semi-rural location north of Henfield
- Picturesque gardens with a pretty pond
- Total plot of around 0.35 of an acre (to be verified)
- Large double aspect Sitting Room with woodburner
- Open plan Kitchen/Dining Room with separate Utility and Conservatory
- Double Garage with attached game rooms/potential Home Office
- Double glazed windows, air source heat pump and solar panels.

Description

Amberglade is a light-filled and spacious detached bungalow, built in 1993 and set within beautifully maintained, mature gardens that wrap predominantly around the east, south and west sides of the property. Ideally situated just north of Henfield in the charming hamlet of Shermanbury, the property offers a wonderful balance of countryside tranquillity and convenient access to nearby amenities. The accommodation is both versatile and well proportioned, centred around a generous sitting room featuring an attractive brick fireplace with wood-burning stove. To the front of the property is a well-sized double bedroom with en-suite shower room. Beyond this lies a spacious open-plan kitchen and dining room with adjoining utility room, together with two further double bedrooms, a family bathroom and a conservatory overlooking the gardens. Approached via a long private driveway providing ample parking for several vehicles, the property also benefits from a detached double garage with an adjoining games room, currently arranged as a bar and entertainment space. Subject to the necessary consents, the garage offers excellent potential for extension into the roof space and along with the games room and adjoining rear store, creating ancillary accommodation, a home office or studio. Amberglade is heated by a modern air source heat pump and further enhanced by the addition of solar panels, offering improved energy efficiency. There is also the added benefit of lapsed planning permission for a loft conversion (ref: DC/18/0159). An internal inspection is highly recommended to fully appreciate the space, setting and potential this delightful home has to offer.

A welcoming **Entrance Hall** has a cloaks cupboard and **Cloakroom**. The large double aspect **Sitting Room** has access to the garden and features a brick fireplace place with woodburning stove. The good-sized principal **Bedroom** has fitted wardrobe cupboards

and an ensuite shower room/WC. There is a large open plan **Kitchen/Dining Room**, ideal for entertaining. This leads to a **Utility Room** and modern **Conservatory** which enjoys a pleasant outlook over the southern part of the gardens. An **Inner Hall** provides access to two further double **Bedrooms** and a family **Bathroom/WC**.

Outside. To the front of the property is a long private driveway with parking/turning area leads to the **Double Garage** (currently used as a Games Room) with light and power and solar panel equipment. The garage is attached to a **Hobbies/Games Room** with a bar. This room is well insulated and could be used as a gym, home office or indeed, combined with the garage and the lean-to store to the rear could potentially be converted into an annexe, subject to the necessary consents. Electric vehicle charging point.

The delightful, good sized gardens extent to 3 sides of the property and are divided into various areas. To the south and west is a lawned area, backing onto open fields, with various mature trees and ornamental shrubs, along with a delightful pond which attracts a variety of wildlife. To the east of the property is a vegetable plot with a **Garden Store** with light and power. To the northeast is another area of lawn ideal for alfresco dining and this in turn leads to the games room. Access to the former disconnected oil tank at the rear of the garage (disconnected) is via the driveway to the property to the rear, Mockbridge Cottage.

Views from the garden to the South

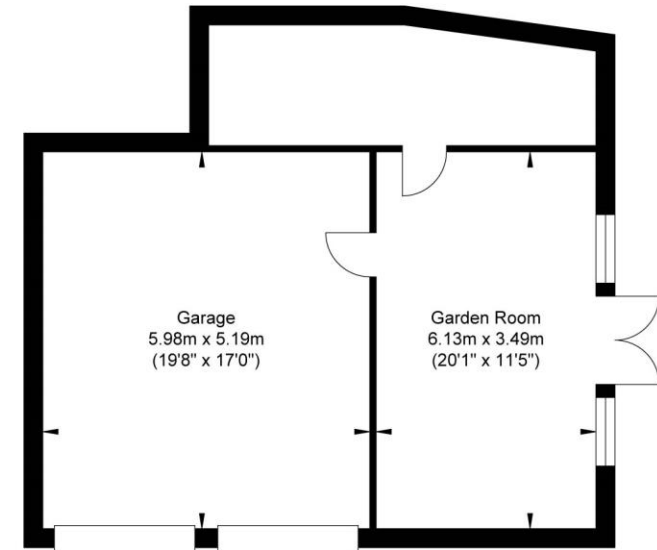
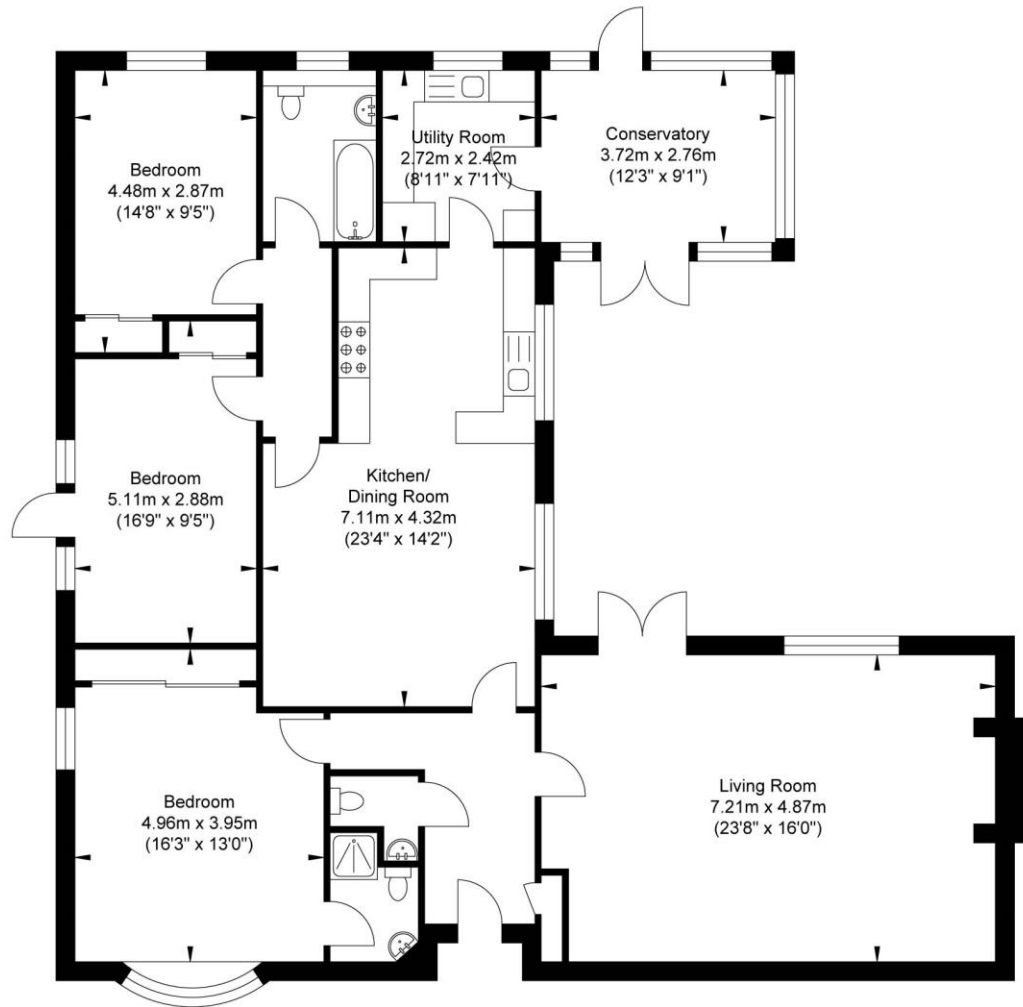








Brighton Road



Ground Floor
Approximate Floor Area
1603.71 sq ft
(148.99 sq m)

Outbuilding
Approximate Floor Area
693.19 sq ft
(64.40 sq m)

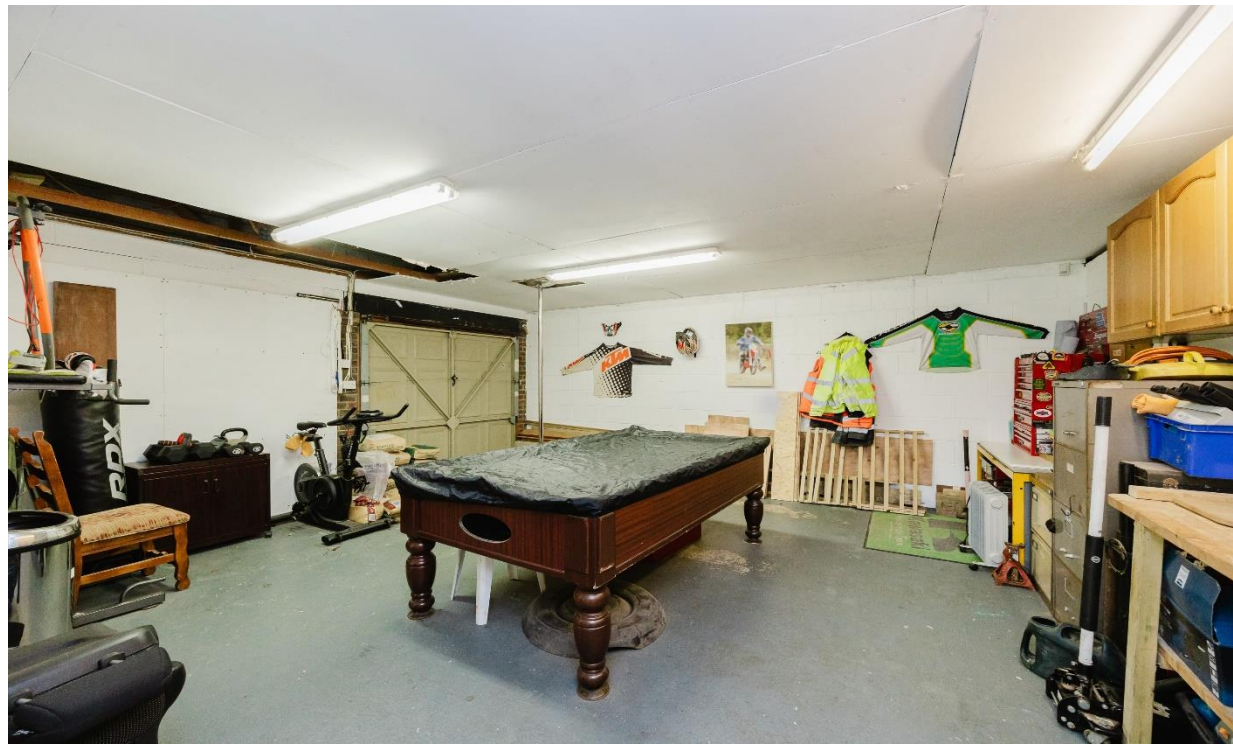


Approximate Gross Internal (Excluding Outbuilding) Area = 148.99 sq m / 1603.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Location

The property is pleasantly situated on Brighton Road (A281) between Horsham and Henfield, on the eastern outskirts of Partridge Green, within the hamlet of Shermanbury. Partridge Green that has some local shops is about 1 mile away, whereas Cowfold is approximately 2.5 miles to the north where there is also a small range of local shops and facilities plus access to the A272.

Henfield, with its more comprehensive range of shops and services is also about 2.5 miles to the south. Access to the A24 dual carriageway just over 3 miles to the west, with Horsham about 8 miles north and Shoreham 9 miles to the south. The coastal city of Brighton and Hove is approximately 11 miles, whilst mainline railway stations, with fast and frequent services to London and the South Coast, can be found at Hassocks (8 miles), Burgess Hill (10 miles) and Haywards Heath (11 miles). Golf is available at Singing Hills, Albourne, Devil's Dyke and Pyecombe, whilst local equestrian events are available at Pyecombe, Hickstead, the South of England Showground at Ardingly and Borde Hill. There are a good selection of public and state schools in the local area.





Information

Property Reference: HJB02599

Photos & particulars prepared: May 2026 (Robert Turner MNAEA)

Services: Mains electricity, water & drainage. Solar panels and Air source heat pump. Heating previously via oil central heating (disconnected).

Local Authority: Horsham District Council Council Tax Band: 'F'

N.B. Planning was granted in 2018 for a loft conversion. Although now lapsed this could potentially be re-instated, subject to further permission. Further details can be found on the Horsham District Council Planning Portal - Ref: DC/18/0159.

Directions

From Henfield proceed north passing the Bull Inn and Wychwood Lane and the property will be seen on the right.

What Three Words: <https://w3w.co/ramps.engine.shapes>

Viewing

An internal inspection is strictly by appointment with:

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