



1 Barrack Cottages | Brighton Road | Shermanbury | West Sussex | RH13 8HQ

H.J. BURT
Chartered Surveyors : Estate Agents



- Attractive three bedroom end terrace period cottage
- Semi-rural location approximately 1 mile from Partridge Green
- Completely refurbished throughout in recent years
- Fully fitted kitchen with range style oven and Siemens appliances
- Good sized plot including large West facing rear garden with parking
- Timber garage with workshop/garden store
- Double glazed windows and LPG heating

Description

A most attractive three-bedroom end-of-terrace period country cottage offering deceptively spacious and thoughtfully extended accommodation, complete with private driveway and an impressive rear garden. Occupying a convenient semi-rural position between Henfield and Cowfold, this charming home has been extensively refurbished in recent years to an exceptional standard. Particular features include a superb fully fitted German kitchen/dining room with study area, stylish contemporary bathrooms and cloakroom, and comprehensive redecoration throughout. The ground floor provides two well-proportioned reception rooms in addition to the stunning kitchen and cloakroom. Upstairs, a generous landing leads to three double bedrooms and two modern bathrooms, creating flexible and well-balanced accommodation ideal for both families and downsizers alike. The large rear garden extends to approximately 178 feet in length, with the total plot measuring around 0.277 of an acre (to be verified). Within the garden is a useful timber garage with additional garden store to the rear, complemented by ample off-road parking. Rich in character, the property retains numerous period features including an impressive inglenook fireplace, additional feature fireplaces, traditional pine internal doors, and some exposed wall and ceiling timbers. An internal inspection is highly recommended to fully appreciate the charm, space and quality this delightful country cottage offers.

Open Porch with UPVC wood effect front door to **Sitting Room** with fine Inglenook fireplace with raised brick hearth, former bread oven, salt drier, large oak bressumer beam. Exposed wall & ceiling timbers. Pine door to kitchen and further door to the **Living Room**. Lovely room with exposed wall and ceiling timbers and feature brick open fireplace. Fitted television stand with matching shelving and cupboards under. This room leads through to the superb **Kitchen/Dining Room**, with a stunning German kitchen

installed in recent years by Black Rok. With laminated wood effect work surfaces with matching upstands, window seat and shelving complimented by cream fronted units with numerous cupboards and a matching island. Fibre silica sink top with mixer tap. Range style oven and Siemens integrated appliances including dishwasher, freezer and upright fridge. Cupboard housing Glow Worm gas fired boiler. **Dining Area** with fitted granite effect bench with storage below. Rear door with **Storm Porch** to rear garden. Porcelain tiled floor, large walk in storage cupboard beside the **Study Area**. Cupboard with washing machine. **Cloakroom** with low level wc and wash hand basin. Electric towel rail.

A pine door leads to the staircase that in turn leads to the **First Floor Landing** that has a timber floor and a range of useful built-in storage cupboards with hanging and shelving. A matching 'hidden door' leads to the main **Bedroom** that has a pleasant outlook over the rear garden. Contemporary radiator. **Ensuite Shower Room** with walk-in shower, tiled shower cubicle with additional hand shower attachment. Villeroy and Boch oval wash hand basin on vanity unit, WC with concealed system, timber effect porcelain tiled flooring with underfloor heating. Electric towel rail and extractor fan. There are **two further double Bedrooms** on this floor including one with former fireplace and built-in storage cupboards, and a second double bedroom again with a former cast iron fireplace and timber floor. The family **Bathroom** has also been recently refitted with a raised area tiled in large format tiles, with walk in shower with deluge head and additional hand shower beside a bath with separate taps on the wall. A square Villeroy and Boch wash hand basin set in vanity unit. Tiled floor with underfloor heating, electric towel rail.







Outside there is a small, paved area to the front of the property enclosed by picket fencing and driveway to the side leads via a pair of vehicular gates to the good size rear garden that comprises a crazy paved patio area with outside water taps and outside light points. There is a raised area of lawn enclosed by flower and shrub borders. The drive leads to a gravelled parking area where there is an LPG tank beyond which is another area of lawn with some raised timber vegetable beds and various mature trees. To the left is a useful timber **Garage** with an attached timber garden **Store/Workshop** to the rear, both with power (not tested). To the rear of the garden is a further timber **Garden Shed**, aluminium framed **Greenhouse** and fruit cages. The rear garden from the kitchen measures approx. 178' at the longest point, by approx. 66' at the widest point and the total plot is approx. 0.277 of an acre (0.11 Ha- to be verified) . N.B. We understand there is power laid on beside the gates, so electric vehicular gates could be installed.



Location

The property occupies a semi-rural location, on the outskirts of Partridge Green and within the hamlet of Shermanbury. Partridge Green itself has some local shops is about 0.7 of a mile away, whereas Cowfold is approximately 2 miles to the north where there is also a small range of local shops and facilities plus access to the A272, leading to the A23 with Gatwick Airport just 20 minutes away.



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 4 miles to the west, with Horsham about 8 miles north and Shoreham 11 miles to the south. The coastal city of Brighton and Hove is approximately 14 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 (10.5 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: 682290

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

Services: Mains electricity, water and drainage Liquified propane gas (LPG) heating

Local Authority: Horsham District Council **Council Tax Band:** 'E'

Directions

From Henfield proceed on the A281 north towards Shermanbury, passing the left hand turning towards Partridge Green (B2116). Proceed past Knapp Close and the property will be seen on the left hand side. What Three Words: <https://w3w.co/observes.prune.sunbeam>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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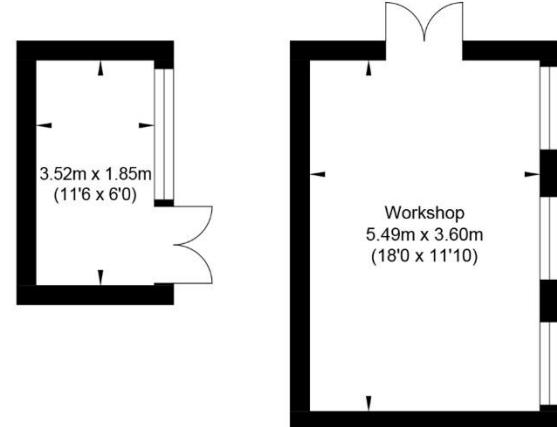
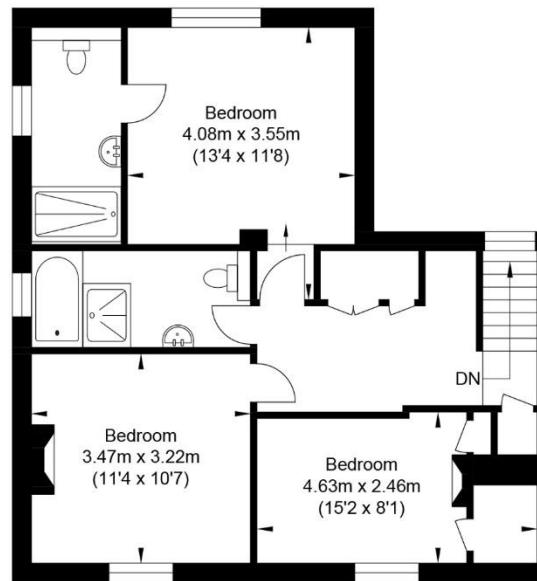
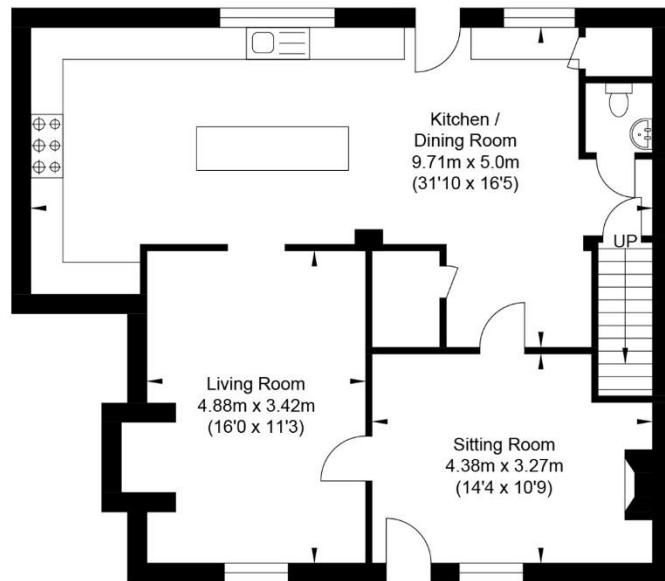


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Brighton Road



Ground Floor
Approximate Floor Area
797.71 sq ft
(74.11 sq m)

First Floor
Approximate Floor Area
608.69 sq ft
(56.55 sq m)

Outbuildings
Approximate Floor Area
610.63 sq ft
(56.73 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 130.66 sq m / 1406.4 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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