



Winter Cottage | Dragons Lane | Shipley, Nr. Horsham | West Sussex | RH13 8GD

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



Winter Cottage | Dragons Lane | Shipley, Nr. Horsham | West Sussex | RH13 8GD

Offers in Excess of £675,000 |



- Very appealing semi-detached Edwardian house in the semi-rural hamlet of Dragons Green. Freehold. Council Tax 'E'. EPC 'E'
- Beautifully modernised accommodation.
- Superb family kitchen/dining/living area with two sets of trifold doors & separate sitting room with log burner
- Useful utility room with underfloor heating and separate WC.
- Modern bathroom with separate large walk-in shower and bath, with vaulted ceiling, beams and underfloor heating.
- Very pretty landscaped enclosed garden.
- Double garage incorporating utility/office area & off-road parking and electric car charging point.
- **NO FORWARD CHAIN**

## Description

Winter Cottage comprises a pretty semi-detached Edwardian house that has been skilfully extended and improved to offer very appealing accommodation offering good size rooms spread over two floors and with potential for further extension (subject to all necessary consents and with lapsed planning permission) in the pretty semi-rural hamlet of Dragons Green. The current owners have beautifully modernised the property and works since 2018 include but not limited to, refitting the kitchen, installing a new contemporary bathroom, electrical re-wiring, areas of decking, oil-heated boiler and water tank.

There are many features that stand out at Winter Cottage: the good size ground floor living space with its oak flooring begins in the cosy sitting room with a large bay window allowing in plenty of light, with the double glazing having been replaced to the front of the house in 2018 and with log burner and with bookshelves / shelving either side of the fireplace and front door to area of front garden and then opens up into the superb semi-open plan family kitchen/dining/living area and opening up via two sets of trifold doors to the very pretty landscaped rear garden, both from the dining area and also to the kitchen area. The kitchen, as with the rest of the house, has been expertly modernised by the current owners, with modern island and with high-end appliances throughout including a Rangemaster Dual-Fuel and separate double oven and with very useful utility room off with under floor heating perfect for wet dogs, and coats and muddy boots and with downstairs WC.



To the first floor there are three bedrooms - two doubles and a single - and all with good ceiling heights and in excellent decorative order. The family bathroom exudes excellence, featuring a semi-vaulted ceiling and with beams and part exposed brickwork to one side, large walk-in shower and separate bathtub, and with under floor heating. The loft is fully boarded offering excellent additional storage.

The beautifully landscaped rear garden directly adjoins and leads off the terrace and with trifold doors from the kitchen and from the family/dining room, plus a stable door from the utility room with decking areas and including a new decking platform for garden furniture built in 2023 using local timber. There is a pretty raised fishpond to one side which includes a filtration plant behind the externally weather boarded and tiled double garage which has been converted by the current owners into a very useful utility/office space with fully boarded and insulated loft over. To the front of the garage is a double parking and an electric car charging point.

## Location

The property occupies a desirable and accessible semi-rural location within the rural hamlet of Dragons Green, within the Parish of Shipley. Within Dragons Green and within walking distance along the country lane is the popular George & Dragon pub and Shipley also includes the Countryman Inn, with a good range of other pubs and eateries within the local area, as well as a comprehensive range of shops and facilities within the old market town of Horsham which is approx. 7.5 miles distance and also includes mainline railway station with services to London Victoria. Billingshurst to the West is within 5 miles and also offers a good range of village shops and mainline railway station and a local convenience store maybe found at Buck Barn crossroads at West Grinstead to the East,





along the A272 and connecting with the North and Southbound A24 dual carriageway. The A24 leads to Worthing in the South and Horsham in the North and thence with connections to the A23 and M23 including Gatwick Airport (approx. 23 miles) and onto the M25 and the national motorway network. There are a good range of country walks readily accessible from Dragons Lane and including leading to the nearby Knepp Castle Estate.

## Information

**Property Reference:** HJB02666

**Photos & particulars prepared:** prepared by H J Burt September 2024 (Ref LG)

**Services:** Mains services of water, electricity and drainage are understood to be connected.

Oil central heating. Freehold Title no. WSX132106

**Local Authority:** Horsham District Council

**Council Tax Band:** 'E'

## Directions

From the A272 at Buck Barn crossroads with the A24 head West towards Coolham and Billingshurst and continue along the road passing the right hand/North turning to Southwater and then take the next right hand/North turning into Dragons Lane and to Dragons Green. Continue along the lane and the property will be found a short distance on the right hand 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)



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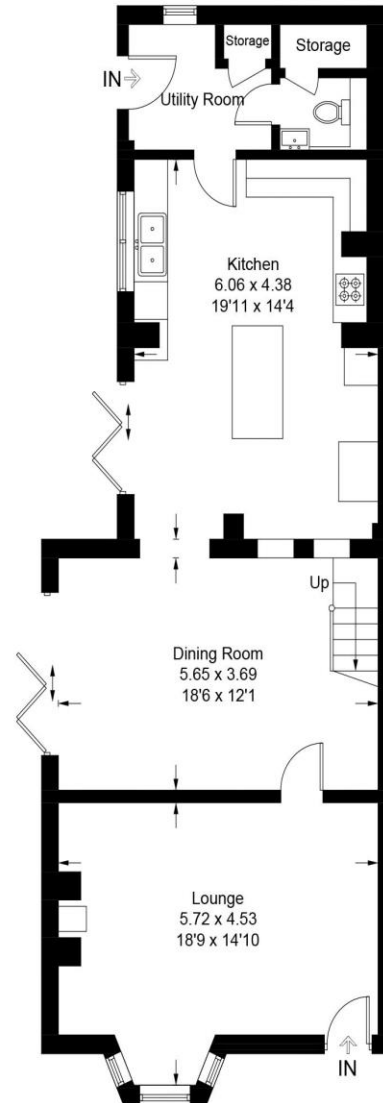


# Winter Cottage, Dragons Lane, RH13

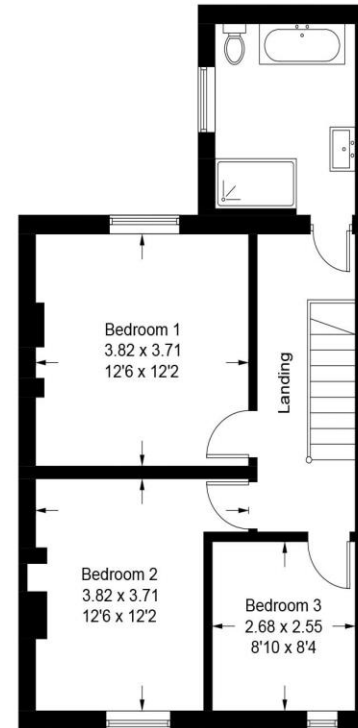
Approximate Gross Internal Area = 134.0 sq m / 1445 sq ft

Garage = 30.7 sq m / 330 sq ft

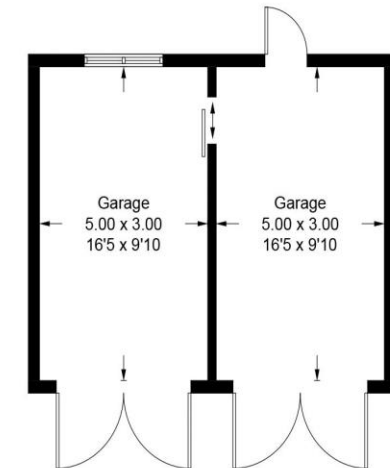
Total = 164.7 sq m / 1775 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 2024.(ID1127077)



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