



Rose Cottage | School Lane | Ashurst | West Sussex | BN44 3AY

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







Rose Cottage | School Lane | Ashurst | West Sussex | BN44 3AY

Guide Price: £450,000 - £475,000 | Freehold



- An attractive 3-bedroom attached cottage with spacious ground floor space, two garden areas, parking & garaging & occupying a convenient central position in the village. Freehold. Council Tax 'E'. EPC 'F'.
- Entrance hall, South facing kitchen with separate utility & cloakroom, sitting/dining room and appealing family room to the old forge.
- Three bedrooms & bathroom to the first floor.
- South facing garden and separate large garden area accessed by a twitten and with off-street parking for 3 to 4 cars, plus detached double garage.
- Within convenient walking distance of the village pub, primary school, recreation ground, historic church & modern village hall.



## Description

Rose Cottage is an attractive three-bedroom attached country cottage and located in the desirable semi-rural village of Ashurst with distant first floor views from parts to the South Downs National Park.

This charming period cottage offers **well-presented and practical accommodation** spread over two floors, the ground floor being of particular note with **two reception rooms**, one of which is located to the front of the Victorian cottage and off the kitchen with wood burning stove with a pretty brick hearth and surround. The other reception room was converted from an old forge creating a **fabulous family room with its vaulted ceiling and exposed beams**, with wood burning stove and brick hearth and surround, and benefiting from double doors out onto the courtyard garden. The **kitchen/breakfast room is south facing** with French doors leading out to and overlooking the garden and with separate **useful utility room off the hall with separate downstairs cloakroom**.

To the first floor, there are **three bedrooms** and a **family bathroom**, and **with views from the South facing bedrooms** to the South Downs National Park. The property also benefits from having a **double garage**, with power and rear personnel door and which is a short walk from the cottage, accessed by a shared rear twitten and with **off-street parking for three to four vehicles**, and with **an adjoining further area of garden** with a wide expanse of lawn with mature mixed planted borders.

## Location

Rose Cottage is situated at the centre of Ashurst, very conveniently placed for walking to the charming old Fountain Inn, as well as the very popular and very highly rated primary school and 12th Century St James' parish church. The nearest local shopping and post office facilities are at Partridge Green, within 3 miles to the North, whilst the historic old market town of Steyning offers a more extensive range of shops, trades, services, Grammar School and leisure centre with swimming pool centred around its traditional High Street, which is approximately 4½ miles to the South.

The surrounding area to the property is rural and yet extremely convenient for all main routes. The A24, North of Partridge Green, is within 3½ miles and provides dual carriageway connections to Horsham (about 10 miles), which offers a large range of shops and services as well as a mainline railway station to London Victoria, the coastal town at Worthing (approx. 12 miles) and London (approx. 47 miles).

In addition, Gatwick airport is c. 19 miles distant with the M23 connecting to the M25 and national motorway network to the North. The cosmopolitan coastal city of Brighton is within 15 miles with extensive shopping, recreational and entertainment facilities together with fast rail link to London. There is a good range of state and independent schools in the local area including bus stop for Steyning Grammar School next to the pub.





Information

Property Ref: HJB0313.  
Photos & particulars prepared: May 2025 & revised June25 (Ref LG)  
Services: Mains water and electricity. Drainage is to a private system.  
LPG-fired central heating via Vaillant boiler.  
Local Authority: Horsham District Council. Council Tax Band: 'E'

Directions

what3words///ruffling.fiery.outlined

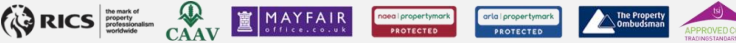
The property is situated at the heart of the village at the start of School Lane and within very convenient walking distance of the Fountain Inn. The parking/garaging is a short distance along the lane past Barn Cottage and with pedestrian path to the rear connecting the two parts.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

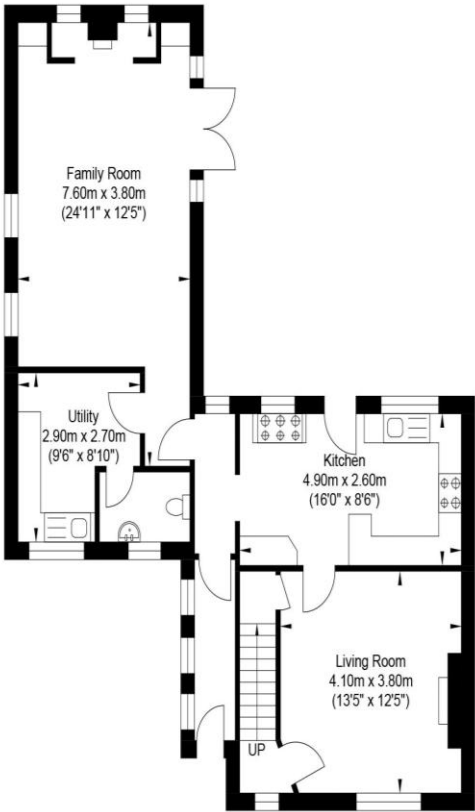
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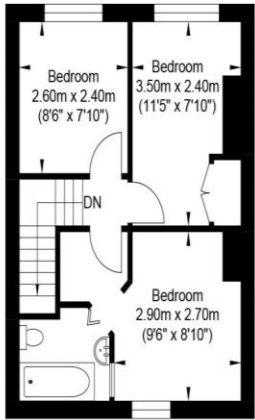
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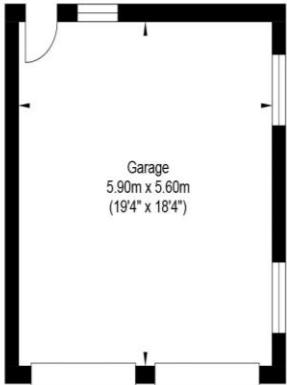
Rose Cottage Ashurst



Ground Floor  
Approximate Floor Area  
769.51 sq ft  
(71.49 sq m)



First Floor  
Approximate Floor Area  
342.83 sq ft  
(31.85 sq m)



Garage  
Approximate Floor Area  
355.63 sq ft  
(33.04 sq m)



Approximate Gross Internal Area (Excluding Garage) = 103.34 sq m / 1112.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





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