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Bines Farm Cottage, Partridge Green

OIEO £1,650,000

# hamlyn smith.



4 Bedrooms



3 Receptions



3 Bathrooms

An exceptional Victorian residence, Bines Farm Cottage has been thoughtfully extended and comprehensively renovated to create a unique blend of period elegance and contemporary luxury. Nestled within a secluded 1.8-acre plot at the foot of the South Downs National Park, this remarkable home enjoys a tranquil rural setting with far-reaching views across open countryside.

- A truly stunning Victorian Family Home
- 4 Double bedrooms
- Large open plan kitchen dining room
- Set within 1.8 Acres
- Perfect home for entertaining
- Beautiful rural location





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Originally dating from 1867, the property retains all its heritage charm while offering stylish, modern living spaces arranged over three beautifully presented floors. The peaceful surroundings and scenic outlooks make this an ideal retreat for those seeking both comfort and seclusion.

## Accommodation

The home provides generous and well-appointed family accommodation throughout. The entire second floor is dedicated to the stunning principal suite, which includes a spacious walk-in dressing room, a luxurious en-suite bathroom with a walk-in shower, and abundant natural light from seven windows offering panoramic views of the surrounding landscape.

There are three additional double bedrooms, one of which benefits from its own en-suite shower room. All bedrooms are dual aspect and enjoy uninterrupted views of the Downs. A well-equipped family bathroom serves the remaining bedrooms, providing practical yet elegant amenities.

At the heart of the home is a bright and sociable open-plan kitchen and dining area, ideal for entertaining, with an adjoining snug offering a cosy retreat. A formal sitting room adds a further layer of charm, featuring an inviting open fireplace that provides warmth and character.

For those looking to expand, there is potential for a rear extension across the full width of the property, subject to the necessary planning consents.

## Exterior and Grounds

The property is approached via a private lane and secure, electrically operated gates, ensuring both privacy and a sense of arrival. A generous driveway and manicured gardens surround the home, offering beautifully landscaped outdoor spaces for relaxation and recreation.

A swimming pool and alfresco dining terrace—complete with a fully equipped outdoor kitchen—make the perfect setting for summer entertaining. Beyond the formal gardens, a small paddock and a selection of versatile outbuildings provide additional lifestyle and leisure options.

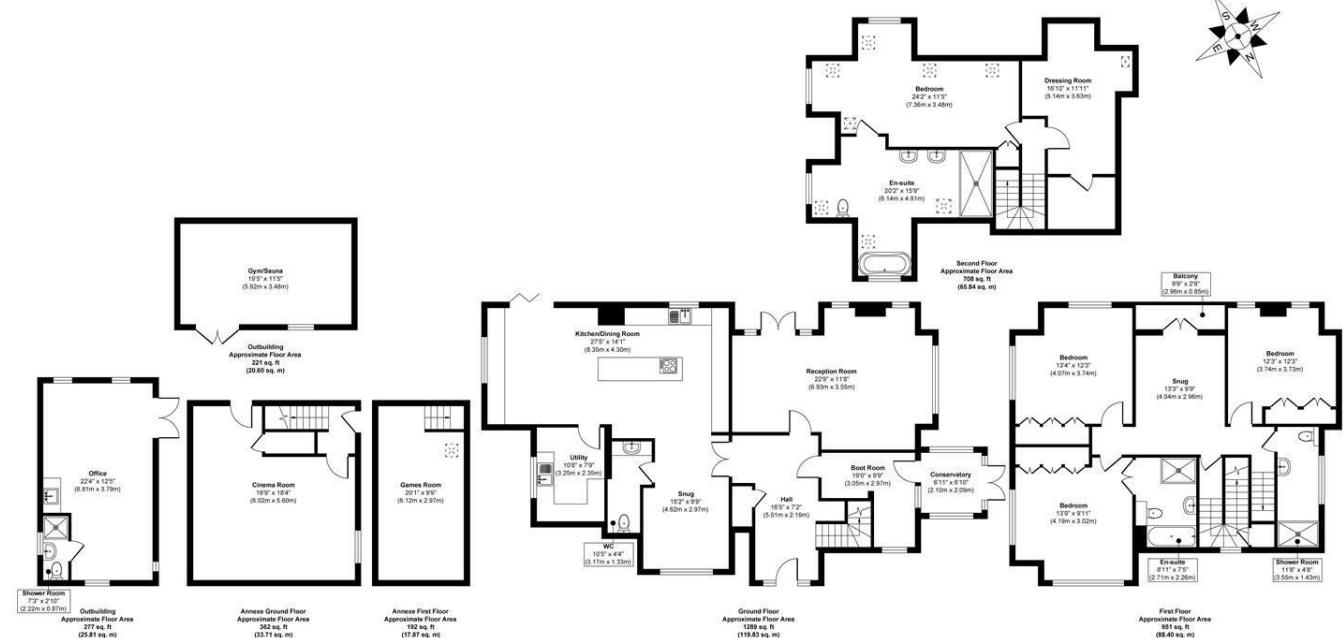
These include a dedicated home office, a cinema and games room, as well as a gym and sauna—each offering excellent potential for conversion into ancillary accommodation if desired. Whether for family life, working from home, or welcoming guests, Bines Farm Cottage offers a rare combination of elegance, flexibility, and rural charm.

## Location

Bines Farm Cottage is nestled in the charming rural village of Partridge Green, West Sussex, ideally positioned between the historic market towns of Horsham and Steyning. The village offers a welcoming community and a selection of everyday amenities, including a grocery store, butcher, hairdresser, café, and two traditional pubs—The Partridge and The Green Man.

Nearby, the villages of Henfield and Steyning provide a wider range of shops, restaurants, and services for daily needs. For more extensive shopping and entertainment options, Horsham features a vibrant high street with both independent and national retailers, along with restaurants, a theatre, cinema, and a modern leisure centre. Distances include Steyning (5 miles), Horsham (9 miles), Haywards Heath (11 miles), and Gatwick Airport (22 miles).

The local area boasts a wide variety of leisure and recreational opportunities. Sports enthusiasts can enjoy clubs for football, rugby, cricket, and amateur theatre. The south coast offers sailing opportunities with marinas at Brighton and Chichester, while horse racing is available at Plumpton and Goodwood. Polo is played at nearby Knapp Castle and Cowdray Park, and golfers can choose from courses at Mannings Heath, Singing Hills, or



**Approx. Gross Internal Floor Area 4000 sq. ft / 372.06 sq. m (Including Annexe & Outbuilding)**

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

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