



**Manor Stables, Ewhurst Manor Estate  
Shermanbury, West Sussex, RH13 8HG  
Guide Price £649,950 Freehold**

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ESTATE AGENTS



# **A Rare Opportunity to Acquire this Superb Converted Barn Situated in a Picturesque and Tranquil Setting with Stunning Views Over Lake and Surrounding Countryside in a Much Sought After Rural Location. Offered With No-On Going Chain.**

## **Situation**

The property is situated on the outskirts of Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

## **Description**

This truly magnificent property offers well-appointed accommodation including: Entrance, entrance hall leading to: Superb open plan kitchen/lounge with a luxury fitted modern kitchen benefitting from solid oak cabinets. The kitchen includes a single oven and large electric hob, integral dishwasher and fridge/freezer. Opening on to a fantastic dining and living space overlooking the lake.

There are four bedrooms all with luxury en-suite shower/bathrooms. There is an integral garage with marble flooring. There is space for the washing machine in the garage.

Outside there is a lovely deck overlooking the lake and surrounding countryside. The property is double glazed and there is water borne underfloor heating system. There is also planning permission to install an air source heat pump at the back of the roof where this would not be visible.

Council Tax Band - D

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.









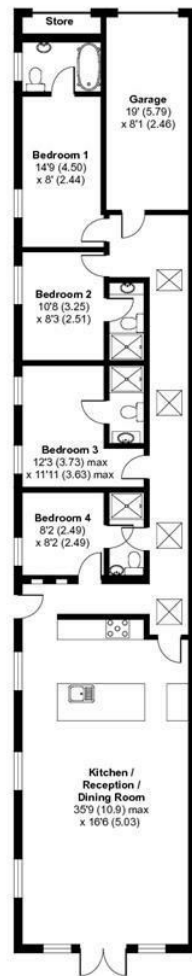






# Brighton Road, Shermanbury, Horsham, RH13

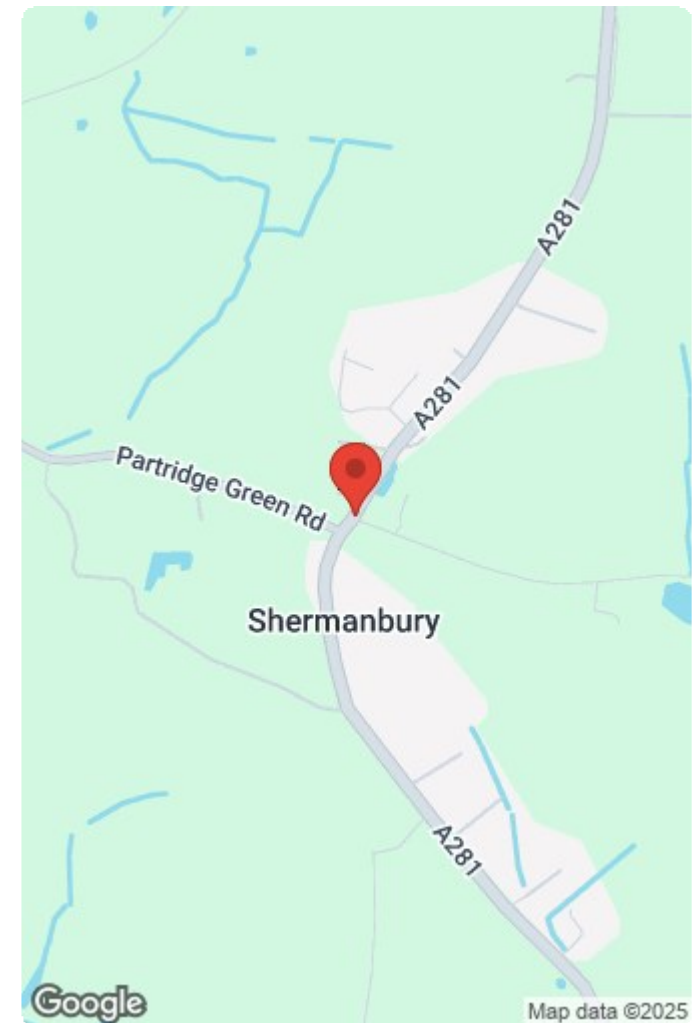
APPROX. GROSS INTERNAL FLOOR AREA 1495 SQ FT 138.9 SQ METRES (EXCLUDES STORE & INCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings by appointment only

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