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**22 Oakwood, Partridge Green,
West Sussex, RH13 8JQ
Asking Price £425,000 Freehold**

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ESTATE AGENTS

An Extended End-of-Terrace Family Home, with a Long Garden Boasting a favoured Southerly Aspect. Off Street Private Parking & Garage En-Bloc.

Partridge Green

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. A bus service serves both Brighton & Horsham and runs every hour. The village is surrounded by countryside criss-crossed with footpaths and bridle ways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance. and the Historic Market Town of Horsham is approximately 8 miles distance.

Description

Situated on a prominent corner plot in the popular Oakwood area, at the heart of Partridge Green, Stevens is pleased to present this extended three-bedroom family home to the market. This versatile end-of-terrace property offers flexible living accommodations, making it ideal for modern family life.

Upon arrival, you will notice the generous frontage that provides private parking for multiple vehicles, along with a brick-built storm porch—perfect for relaxing after a countryside walk. Inside, the ground floor has been thoughtfully extended, creating an impressive, spacious kitchen that's ideal for culinary enthusiasts. It features an abundance of storage and workspace, illuminated by a large skylight. The bright, double-aspect lounge area benefits from a predominantly southerly aspect, allowing natural light to fill the room through the glazed French doors that overlook the garden. On cozy evenings, a log-burning stove adds ambiance and warmth.

Currently, the conservatory is used as a dining area; however, there is an additional versatile reception room that could serve as a formal dining space or a dedicated home office, depending on your family's needs. Further enhancing the practicality of the ground floor is a convenient under-stairs shower room and toilet.

Stairs lead to the first floor, where you will find three bedrooms, all with plush grey carpeting. Bedrooms one and two are generous doubles, while the third is a single bedroom featuring a built-in storage cupboard above the stairs. The family bathroom on this level is fully tiled and equipped with matching white sanitary ware, including a jacuzzi bathtub.

A standout feature of this property is its expansive garden, which enjoys sought-after aspects from both the south and west, providing sun throughout the day. The garden is further enhanced by a relaxing decked seating area, offering an ideal space for outdoor entertaining and al fresco dining. Additionally the property has a Garage En-Bloc, great for further storage. Located within close proximity to Jolesfield Primary School, this property is an excellent option for families. Partridge Green boasts a range of local amenities, while neighbouring Horsham offers more comprehensive shopping and leisure facilities.

Early viewing is highly recommended to fully appreciate the flexible layout and lovely garden of this delightful family home!

Property Information

Council Tax Band C: £2157.20 2026/2027

Utilities: Mains Gas and Electric. Mains water and Sewerage

Parking: Private Driveway & Garage En-Bloc

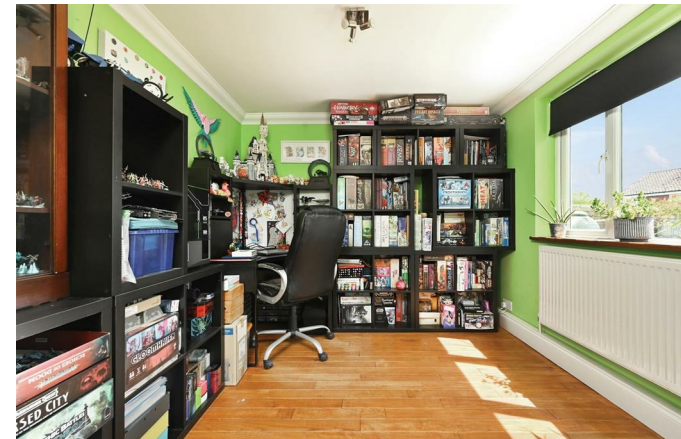
Broadband: Standard 17 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Property Misdescription Act 1991

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

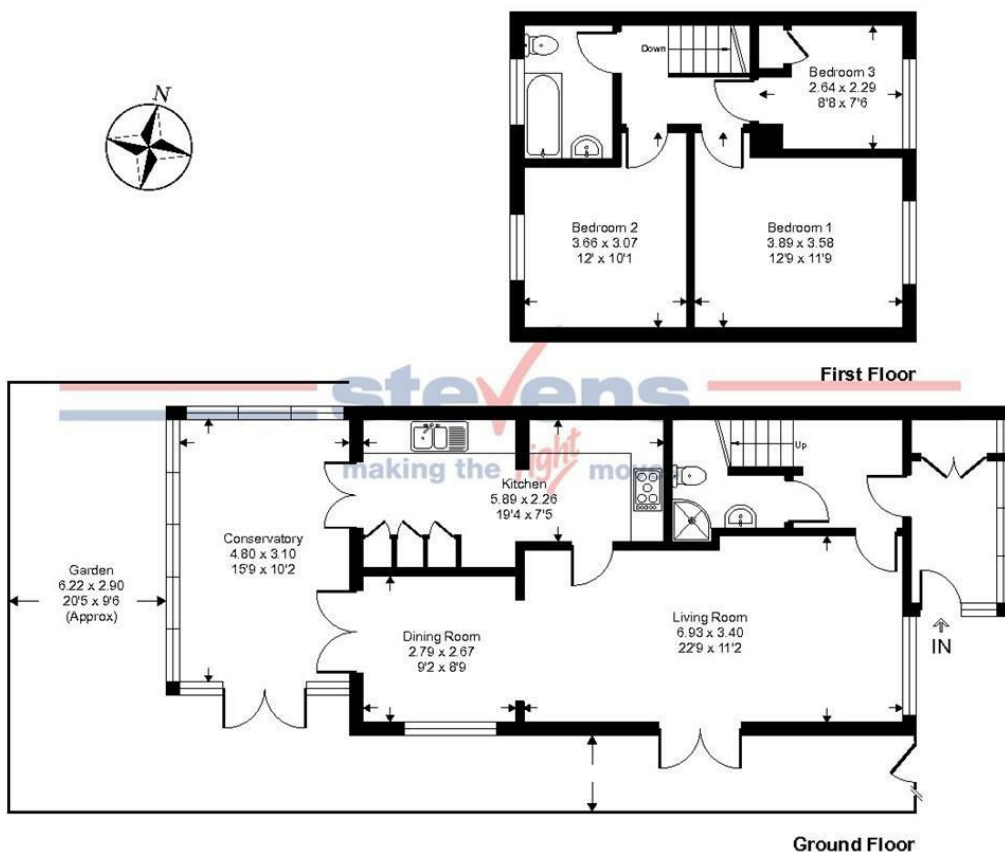
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





Oakwood, RH13

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewings by appointment only

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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive 2002/91/EC

