



**7 Staples Hill,  
Partridge Green, West Sussex RH13 8LE  
£650,000 Freehold**

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making the *right* moves  
ESTATE AGENTS

# **An extremely well presented Five bedroom detached Family home, tucked in the corner of a quiet cul-de-sac close to Partridge green. With the addition of Solar panels, a cabin in the garden and an abundance of parking to the front.**

## **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 30 minutes. 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**

Stevens are delighted to offer for sale this substantial, detached five-bedroom family home, presented in immaculate condition throughout. Perfectly situated in a quiet corner of a cul-de-sac, close to the high street of Partridge Green.

Staples Hill is a development of modern houses built in the late 1980s, providing a perfect blend of village life with a renowned high street just a short walk away and countryside walks along the Downs Link easily accessible.

From the front, the property is imposing, with a well-kept lawn and parking for three to four vehicles on the private driveway leading to the entrance. Upon entering, the excellent condition of the property is immediately apparent. Light flooring enhances the brightness of the ground floor, while contemporary oak doors provide a stylish touch. The spacious kitchen/breakfast room continues this theme, featuring oak worktops on three sides framed by high and low white shaker-style kitchen cupboards. This area seamlessly transitions into a utility space, ensuring that all laundry is kept out of sight.

Both the living room and dining area extend across the width of the back of the property, featuring a bay window and a set of French doors that overlook the level rear garden. For cosier nights a log burning stove sits pride of place at the end of the room.

Stairs lead to the first floor, where all five bedrooms are conveniently located. All of these bedrooms are considered doubles, with four of them featuring built-in storage. The main bedroom, measuring 16.4' x 10.3', has a pleasant view of the rear garden and includes a luxurious en-suite shower room with an oversized shower cubicle. Additional enhancements, such as a glazed balustrade around the landing, increase the light and airy feel of the home. Practical features include installed solar panels to help mitigate rising energy costs and the conversion of part of the garage into a family room, which can serve as a workspace or games room.

Outside, the garden is mainly laid to lawn, with a large patio leading directly off the back of the property, complete with a hidden sunken fire pit, making it a delightful spot for evening entertaining. At the back of the garden, there is also a large, insulated timber summerhouse.

In our opinion, the property is presented in fantastic condition throughout. The flexible interior space allows for a variety of room uses, so one could move straight in and feel at home with minimal fuss. Early viewing is essential not to miss out on all that this stunning property has to offer!

## **Property Information**

Council Tax Band F: £3,353.00 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and garage

Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 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.

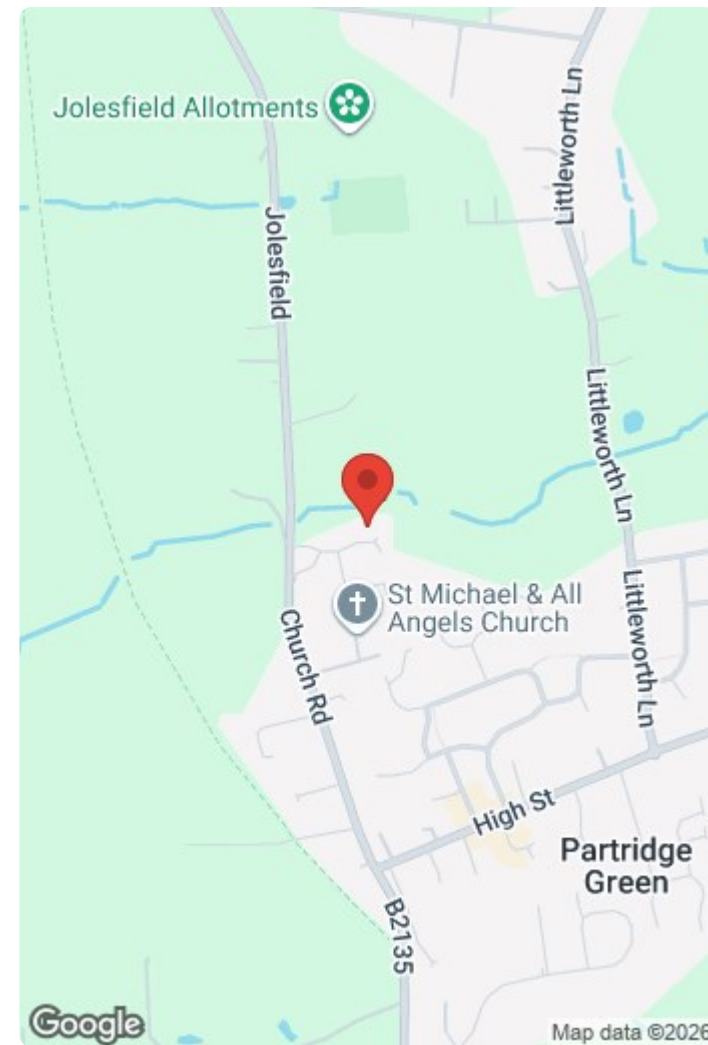
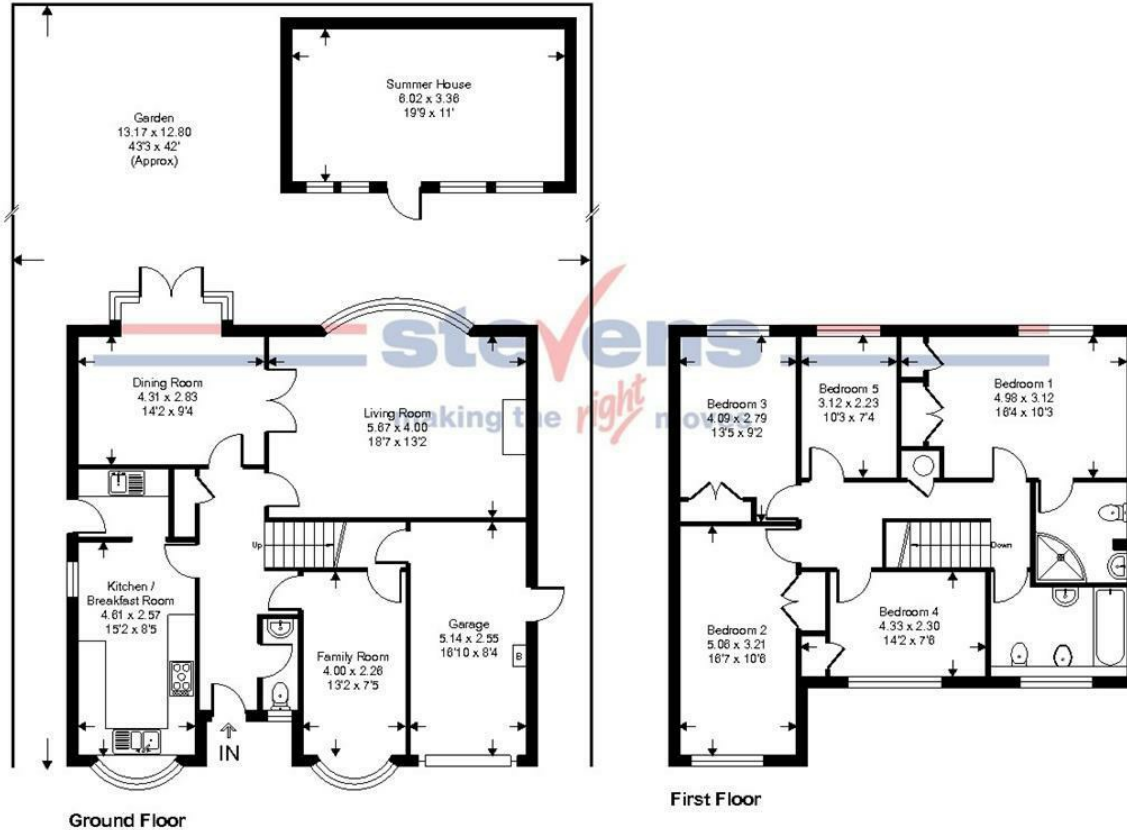






# Staples Hill, RH13

Approximate Gross Internal Area = 157.4 sq m / 1695 sq ft  
 Approximate Garage Internal Area = 13 sq m / 141 sq ft  
 Approximate Outbuilding Internal Area = 20.2 sq m / 218 sq ft  
 Approximate Total Internal Area = 190.6 sq m / 2054 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	