



**Old School House, Jolesfield,
Partridge Green, West Sussex, RH13 8JT
Offers In The Region Of £725,000 Freehold**

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A beautiful property, with an abundance of character features, formed of a former School House with five double bedrooms, three bathrooms and 100ft rear westerly facing rear garden. The property is a stones throw from the Downs Link

Jolesfield

Jolesfield is a small, primarily residential area located within the village of Partridge Green in West Sussex, known for Jolesfield C of E Primary School and its rural setting. It features a tight-knit community, with the school serving as a hub for local families, supported by nearby amenities and green spaces like the Downs Link. Strongly associated with the local Partridge Green village community, with close ties to St. Michael's and St. George's Churches. Jolesfield was the original medieval settlement before the village developed around the railway in the 1860s.

Description

****Old School House**** takes its name from its history as part of the Jolesfield Church of England School, which was situated in a prominent location on the road between Steyning and West Grinstead (B2135). After the school closed in the 1970s, the beautiful property you see today was formed, along with three other dwellings, all oozing character and preserving many of their original features.

Currently, the flexible accommodation can function as five bedrooms if needed and includes a mature garden with a favoured westerly aspect. The property is set behind a large privacy hedge, with a red-brick paved pathway leading to the front door. Once inside, the abundance of character is striking, with ceiling roses and beautiful fireplaces featured in many of the rooms.

The double-aspect lounge faces the front of the property, overlooking the pretty front garden through a set of double-glazed French doors. The dining room at the rear also features a large set of doors that look out over the patio area of the rear garden. The spacious kitchen enhances the countryside feel, equipped with cream-colored shaker-style cupboards, a central butcher's block, and an AGA-style cooker. A large window allows natural light to flood in while providing a view of the rest of the garden.

The ground floor also includes the first of the five bedrooms, along with a downstairs shower room, accommodating the need for some ground-level living. Stairs lead to the first floor, where there are conveniently four additional bedrooms, all of which are considered doubles. One of the larger bedrooms is currently being used as a secondary living space, housing a large two-piece suite. On this floor, there is a bathroom featuring a floor-to-ceiling tile finish, a white P-shaped bath, and a further shower room with a large corner shower.

Outside, the garden is plentiful, measuring roughly 100 feet, with distinct areas. There is a patio area off the dining room and kitchen for al fresco dining, while the remainder of the garden is laid to lawn and bordered by beautiful established shrubs, leading down to what is thought to be the old outhouse, currently used as a stone working and log shed.

To the side of the property, there is a right of way leading to the garage and private hardstanding, which is accessed through set of roller gates. Following the closure of the railway in 1966, one of the area's great delights is the Downs Link, where you can enjoy walks to Guildford to the north and Shoreham to the south; this is located directly behind the property.

In our opinion, an internal viewing is essential to appreciate all the charming features this property has to offer!

Property Information

Council Tax Band E: £2837.00 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Double garage and private driveway

Broadband: Standard 15 Mbps, Superfast 49 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.







Old School House, RH13

Approximate Gross Internal Area = 152 sq m / 1637 sq ft
 Approximate Garage Internal Area = 27.4 sq m / 296 sq ft
 Approximate Total Internal Area = 179.4 sq m / 1933 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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