



**34 Oakwood, Partridge Green
Horsham, RH13 8JQ
£425,000 Freehold**

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ESTATE AGENTS

A delightful three bedroom family home, set back from the road and accessed via private driveway, offering an abundance of parking. The property features three good sized bedrooms and has been previously extended on the ground floor. The property is being sold with no-onward chain.

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 good bus service serves both Brighton & Horsham and runs regularly. 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.

Description

This charming three-bedroom, semi-detached family home is located just one road back from Partridge Green High Street and is offered for sale with no onward chain. While the property could benefit from some modernisation, it presents a great opportunity for new owners to personalise it to their taste.

Situated on a quiet road, the home boasts a wide driveway that provides ample private parking. A glazed entrance porch welcomes you inside, which is both light and spacious thanks to the expansive open-plan living and dining area. This room features a large window at the front and sliding doors that overlook the rear garden. The kitchen also has a pleasant view of the garden and is equipped with a combination of high and low wall-mounted storage on three sides hiding all essential white goods, along with a breakfast bar. Additionally, a previous extension accommodates a convenient utility room and a downstairs toilet.

Stairs lead to the first floor, where all three bedrooms are located. Each bedroom conveniently includes built-in storage. At the end of the landing, there is a generously sized shower room and toilet.

Outside, the garden is divided into three distinct areas: a patio area ideal for dining, a lawned section, and an additional area suitable for growing plants and vegetables. At the rear of the garden, you'll find two timber outbuildings—one serving as a potting shed and the other as a summer house.

If you're seeking a property that you can add your own stamp, in a lovely part of Partridge Green, contact Stevens today to arrange a viewing!

Property Information

Council Tax Band D: £2445.81 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage & private driveway

Broadband: Standard 17 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:

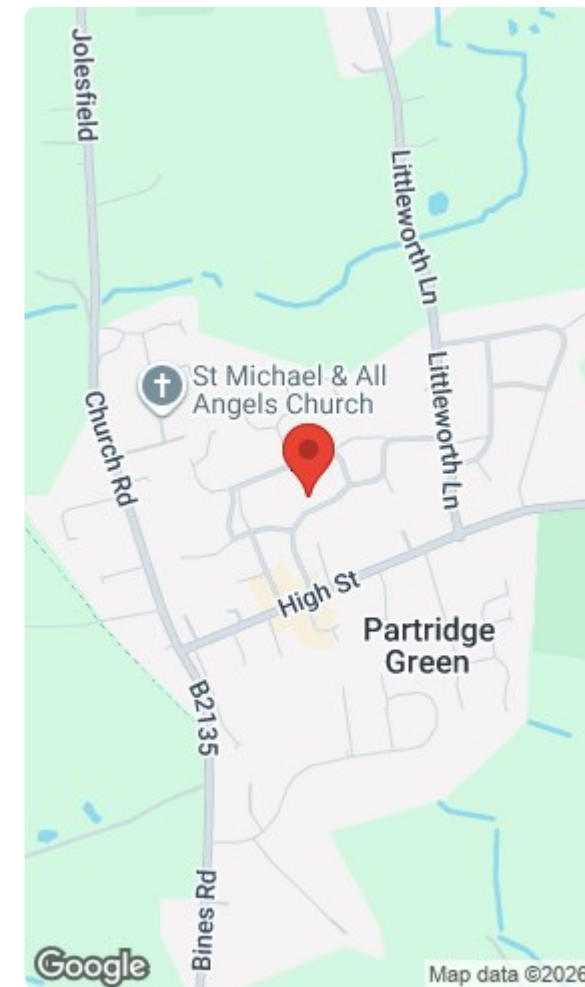
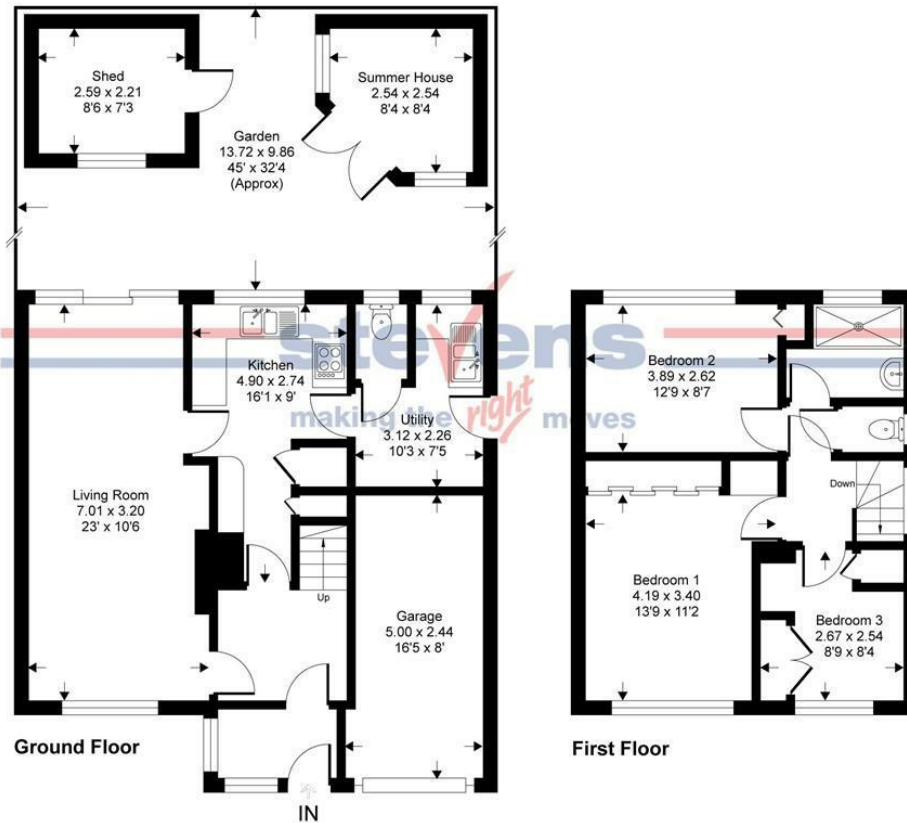
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.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





Oakwood, RH13

Approximate Gross Internal Area = 89.6 sq m / 965 sq ft
 Approximate Garage Internal Area = 11.5 sq m / 124 sq ft
 Approximate Outbuildings Internal Area = 11.4 sq m / 123 sq ft
 Approximate Total Internal Area = 112.5 sq m / 1212 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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	