



2 Wychwood Farm House, Wychwood Lane  
Shermanbury, West Sussex

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## 2 Wychwood Farm House, Wychwood Lane, Shermanbury, West Sussex RH13 8HE

A rural property with equestrian facilities, set in 16 acres with 0.5 mile frontage to the River Adur

Partridge Green 1.5 miles, Henfield 1.9 miles, Cowfold 3 miles, A24 4 miles, Horsham train station 9.9 miles (London Victoria 55 minutes), Brighton 12.8 miles, Gatwick 19.2 miles, Guildford 29.5 miles, Central London 46 miles

Reception hall | Sitting room | Family room  
Garden room | Study | Kitchen/dining room  
Utility | 3 Bedrooms | Family bathroom | Shower room | Garage/workshop/utility | Studio | Stable block | 20 x 40 Manège | Summer house  
2 Greenhouses | Garden | Grounds extending to 16 acres | 0.5 Mile frontage to the River Adur  
EPC rating D

### The property

With red-brick and tile-hung elevations, 2 Wychwood Farm House is a charming semi detached cottage-style home which offers a modern living environment with a relaxed, sociable ambience and versatile, free-flowing accommodation. On the ground floor, the sitting room enjoys the comfort and warmth of a contemporary wood-burning stove, with an open aperture linking to the adjoining spacious kitchen/dining room. Centred around an Aga stove and fitted with wood-fronted farmhouse style cabinetry, the kitchen features stone work surfaces and integrated appliances with ample space for dining. A flexible-use family room is adjacent with bi-folding glazed doors connecting to the garden room which offers an inside/outside setting.

On the first floor, there are three bedrooms, two with fitted wardrobe storage, along with

a well-appointed family bathroom which was refitted in 2023 and benefits for underfloor heating, which complements a modern shower room positioned on the floor below. Ancillary space is provided by an outside cloakroom and a utility room, which offers a home to domestic appliances, whilst a timber studio provides excellent home-working facilities.

### Outside

Two timber five-bar gates gives access from the lane onto a driveway with areas of lawn, shrubs and a row of pollarded trees, and a further gate which opens to the frontage of the house. To the rear, the garden is laid to lawn interspersed with specimen trees and framed by planted beds and hedging to the boundaries. A pond feature to one corner features pretty aquatic planting and is edged by a paved setting for seating and outside lighting, whilst a further south-facing terrace adjoins the rear of the house with direct access from the garden room. A track leads across to a gate providing a route to a further section of the grounds where a flourishing vegetable garden is joined by greenhouses and a summerhouse with water and electricity. For the equestrian enthusiast, the resources on offer include stables, tack room, store, outside WC, horse wash area with hot water shower, a flood lit 20 x 40 manège and paddocks, with fields leading to the banks of the River Adur which proves you with fishing and access to the water for swimming, kayaking and paddle boarding, all with the stunning backdrop of the West Sussex countryside and South Downs.

### Location

In a tranquil rural setting, the village of Shermanbury is just to the south-east of Partridge Green, which offers a convenience store, and to the north of Henfield, where amenities include a local store, medical centre, vets, sports clubs and pubs. Nearby, Cowfold and Steyning both offer a range of independent shops. With Hickstead, Coombelands, Pyecombe, Felbridge and Belmoredean show centres in easy transport reach for the equestrian.













## Floorplans

Wychwood Farm House, Brighton Road, Shermanbury

Main House internal area 1,698 sq ft (158 sq m)

Garage/Workshop internal area 265 sq ft (25 sq m)

Summer House & Greenhouse internal area 215 sq ft (20 sq m)

Studio, Store, Utility & Outbuilding internal area 590 sq ft (55 sq m)

Stable Block internal area 1,173 sq ft (109 sq m)

Total internal area 3,941 sq ft (366 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Slightly further afield, the market town of Horsham provides a comprehensive range of shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. Well-regarded schooling in the vicinity includes Farlington, Christ's Hospital, Penntorpe and Seaford College.

## Directions

Travelling in a southerly direction on the A24, turn left onto the B2135/Steyning Road. Take the left turn to join Mill Lane, followed by a right turn onto Littleworth Lane. At the roundabout, take the 1st exit onto the B2116/Shermanbury Road and at the junction turn right to join the A281. Turn right onto Wychwood Lane where the property will be found on the left.

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water, electricity and drainage. Oil heating.

**Council Tax:** The property is in Tax Band F

**Tenure:** Freehold

**Guide Price:** £1,200,000

## Horsham

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