



Truleigh Cottage, Edburton Road, Edburton, Henfield
West Sussex

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Truleigh Cottage

Edburton Road, Edburton, Henfield

West Sussex BN5 9LN

A characterful country residence with charming annexe outbuildings, a pool house and a glorious downland panorama

Steyning 5 miles, Henfield 5 miles, Hassocks train station 7.7 miles (London Victoria 56 mins), Brighton 9.3 miles, Haywards Heath 14.3 miles, Horsham 16 miles, London Gatwick Airport 26.5 miles, Guildford 35 miles

Reception hall | Sitting room | Study | Kitchen/dining room | Boot room | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 2 Further bedrooms | Family bathroom | 3 Bedroom annexe | Studio/games room/office/workshops | Pool house with shower room | Terrace | Garden | 4 Acres | EPC rating E and D

The property

Truleigh Cottage is an attractive rural property, with white-painted elevations, exposed timber framework and weatherboarding, and interiors offering period charm with rustic beams and a splendid inglenook fireplace. On the ground floor, the three interlinking reception areas feature bay window recesses and create a convivial, living environment, with the sitting room showcasing the heritage fireplace, beyond which a versatile setting offers a study/home-office with an external door. Fitted with Shaker-style cabinetry and tiled work surfaces, the kitchen is a spacious, light-filled room where sociable and informal dining can be enjoyed, with the lower level also offering a useful boot room and a cloakroom. The staircase in the reception hall rises to a galleried landing which leads to the three

bedrooms and a generous family bathroom with bath-tub and shower cubicle. The principal room provides a tranquil retreat with a pretty fireplace, en suite bathroom with vintage-inspired fittings, a dressing room and double aspect windows offering elevated countryside views. Supplemental accommodation is offered in an enchanting, converted, two-storey annexe dwelling with upper level terrace, which is adjoined by a single storey barn-style outbuilding comprising workshop and office units.

Outside

The garden and grounds at Truleigh Cottage offer an outdoor sanctuary with low-level hedging and post-and-rail boundaries affording a connection to the surrounding terrain and a sense of a borrowed landscape. Mainly laid to expanses of lawn, with mown pathways through naturalistic areas, the grounds feature specimen and majestic trees; a stream with waterfall level changes and rustic bridge crossings; groups of mature shrubs, and a timber arbour adorned by climbing plants. A paved terrace adjoins the house offering opportunities for outdoor dining and relaxation whilst enjoying the stunning far reaching vistas. Within the ground, there is the pool house which offers a leisure environment with shower room and bi-folding doors providing a seamless link to the garden. The property is approached via a length of driveway onto an area of hardstanding at the frontage to the annexe which provides parking for numerous vehicles. Set in 4 acres.

Location

The property enjoys a tranquil rural setting nestled in the landscape of the South Downs, between the villages of Fulking and Upper Beeding. The nearby village of Henfield provides a good assortment of independent shops together with a supermarket, whilst the picturesque town of Steyning offers additional amenities including a leisure centre. The coastal, business and entertainment city of Brighton is within easy reach providing comprehensive retail, leisure and recreational facilities.







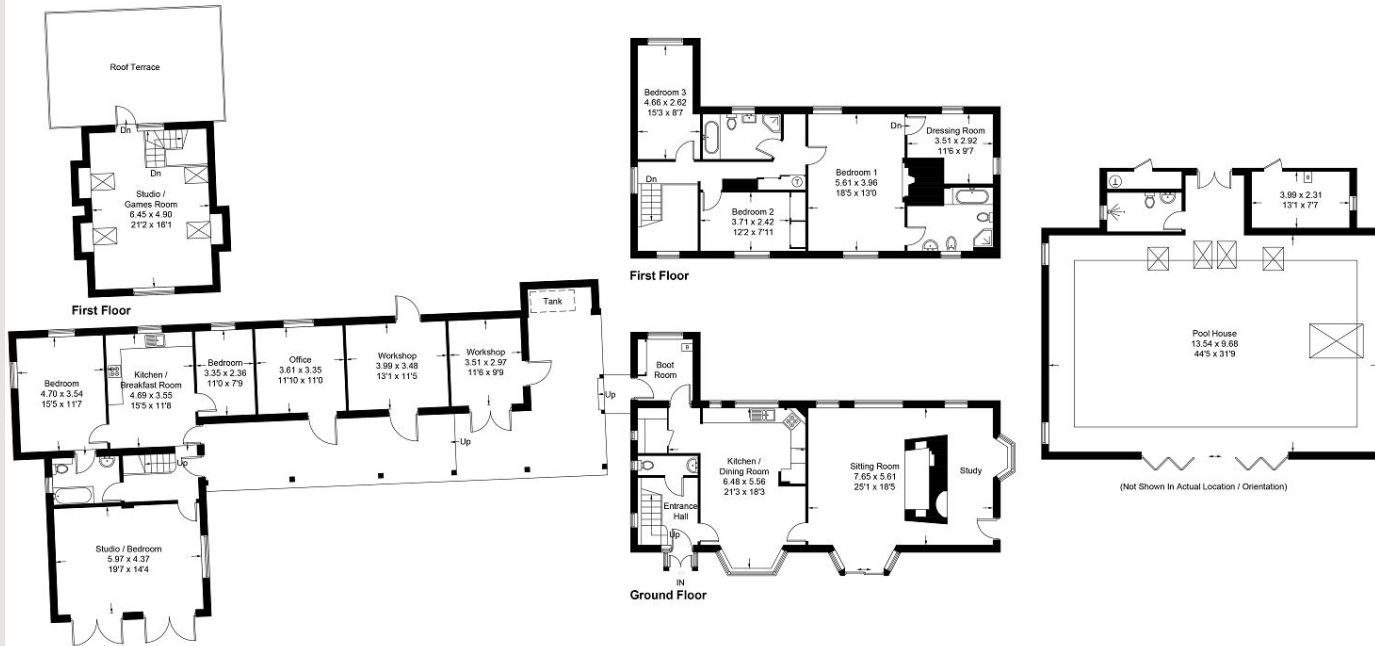






Edburton, BN5

Approximate Gross Internal Area = 181.2 sq m / 1949 sq ft
 Studio Annexe / Office / Workshops = 152.6 sq m / 1642 sq ft
 Pool House = 146.3 sq m / 1575 sq ft
 Total = 480.1 sq m / 5166 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1080045)

Location (cont.)

There are train services from Hassocks, Haywards Heath and Horsham mainline stations and for road-users, the A27, A23 and A24 are easily accessible linking to the major road network. Schooling in the vicinity includes Christ's Hospital, Hurstpierpoint College, Lancing College, Tanbridge House, Handcross Park and Farlington School.

Directions

From the A24, at the Washington Roundabout, exit onto the A283 and follow the road for approximately 6 miles. At the roundabout, take the 1st exit to join the A2037, remaining on this road at the next roundabout. Take the right turn at the sign-post for Edburton. Follow Edburton Road for approximately 1.3 miles and turn left at the sign-post for Browns Meadow. The property will be found at the end of the lane on the right. what3words: ///workbook.mush.plastic

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water and electricity. Oil-fired central heating boilers. Boiler to the swimming pool. Private Klargest type drainage system.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,695,000

Horsham

01403 246790

horsham@struttandparker.com
 struttandparker.com



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