



Shermanbury House, Shermanbury Grange

Guide Price £1,295,000

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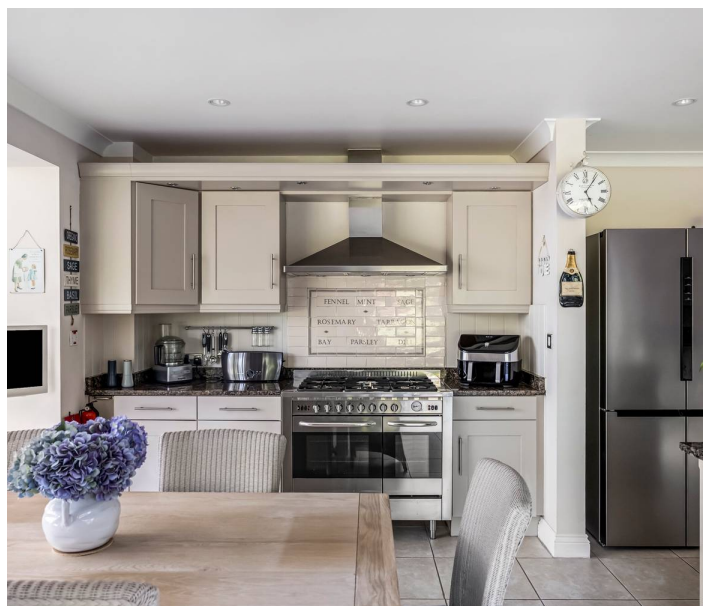
Shermanbury, Horsham

A beautifully presented executive family home, situated within the prestigious Shermanbury Grange Estate, enjoying a highly desirable semi-rural setting close to Partridge Green village and within easy reach of Brighton.

As part of the exclusive Shermanbury Grange community, residents benefit from access to approximately 10 acres of communal grounds, in addition to the property's own private, mature gardens. A further 45 acres of adjoining land to the south of the estate are shared by the residents of Shermanbury Grange, providing stunning views across the South Downs and an exceptional sense of space and tranquillity.

Approached via a private driveway, the property offers ample parking for several vehicles and leads to a detached double garage.

The impressive reception hall immediately creates a sense of grandeur, featuring a striking turning oak and glass staircase and generous proportions that set the tone for the rest of the home, also of note is the downstairs cloakroom. The ground floor accommodation centres around a superb open-plan kitchen, dining and garden room, designed for modern family living and entertaining. The kitchen is fitted with an extensive range of shaker-style wall and base units, complemented by granite work surfaces throughout. A central preparation island incorporates an electric hob and extractor hood, while also serving as an informal social space.







Shermanbury Grange

Approximate Area (Including Garage) = 3213.02 sq ft / 298.50 sq m

For identification only - not to scale



Tiled flooring continues seamlessly into the garden room, where generous seating and dining areas enjoy delightful views across the rear gardens, creating an ideal space for both family life and social gatherings. The principal reception room is a magnificent drawing room with a triple aspect, including double doors opening onto the rear terrace. A charming bay window and feature fireplace with a wood-burning stove create a warm and inviting atmosphere, particularly during the winter months. A separate formal dining room also enjoys attractive views over the rear gardens. Further ground floor accommodation includes a practical utility room leading to a rear lobby and a versatile hobby room/studio, offering excellent potential for use as a home office, creative workspace, gym, or self-contained annexe, subject to any necessary consents.

The elegant staircase rises to a spacious first-floor landing, which provides access to the bedroom accommodation. The principal bedroom suite benefits from extensive fitted wardrobes and a well-appointed en-suite shower room. A second double bedroom enjoys beautiful garden views and also features an en-suite shower-room, making it ideal for guests or family members. A further guest suite includes fitted wardrobes and its own en-suite shower room. Two additional bedrooms – currently used as a sewing room and office, and a family bathroom complete the first-floor accommodation.

The rear gardens are a particular highlight of the property. A substantial patio terrace provides the perfect setting for al fresco dining and outdoor entertaining throughout the summer months, complemented by a partially covered veranda offering sheltered seating. Beyond lies an expansive level lawn bordered by mature hedging, well-stocked flower beds and established planting.

Council Tax band: G Tenure: Freehold EPC Rating: D

Agents Note: Shermanbury Grange Management Co. Ltd The Management Co' maintains the communal land: lawns, hedges, drive, fences, gardens, woodland and lake. The current fees, per property, are £150pm/£1,800p







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.