

Lantern Cottage | Shermanbury | West Sussex | RH13 8HB

H.J. BURT
Chartered Surveyors : Estate Agents



Lantern Cottage | Brighton Road | Shermanbury, Nr. Partridge Green | West Sussex | RH13 8HB

Offers in the Region Of: £815,000

4 3 2 EPC E

- Appealing 4-bedroom detached character home offering generous & well-proportioned family accommodation with large garden plot of c. 0.32 of an acre. Freehold. Council Tax 'F'. EPC 'E'.
- Extended kitchen/dining/family room with roof lantern & bi-fold doors, together with a large utility room & separate w.c..
- Three reception areas, including living room with large brick fireplace and multi-fuel burning stove.
- Gated entrance with gravelled parking for multiple vehicles.
- Particularly long rear garden adjoining pastureland to the rear, with two summerhouses, garden shed, potting shed and vegetable-growing area.
- Partridge Green 1 mile; Henfield 2.5 miles, Horsham 8 miles.





Description

Lantern Cottage is a detached four-bedroom character home, set back from Brighton Road behind a gated entrance and offering generous, well-proportioned family accommodation. The house combines character features with a substantial modern rear extension completed in 2022.

The front door opens into a **good-sized entrance hall**, with engineered wood flooring, and stairs rising to the first floor. The engineered wood flooring continues through much of the principal ground-floor accommodation and leading to the **good size living room** with wide brick fireplace with timber bressummer and housing a multi-fuel burning stove which forms the main focal point of the room. To the rear of the living room is a separate **study/reception room**, providing useful additional living space and suitable for a variety of uses, including a home office, playroom or further sitting room and with doors to the outside. A particular feature of the house is the **super kitchen/dining/family room**, extended in 2022 to create a large open-plan living space overlooking the rear garden. The modern kitchen is well presented and fitted with an extensive range of dark green units providing good cupboard and storage space complemented by timber work surfaces and centred around a large kitchen island. The kitchen opens into a generous dining and family area, with room for a large dining table as well as additional seating and with a large roof lantern together with further glazing and the wide bi-fold doors bringing plenty of natural light into the room.

The bi-fold doors open directly onto the rear terrace and provide views along the length of the garden. To the side of the kitchen is a large **separate utility room**, providing further storage and useful working space with stable-style door leading outside. There is also a separate **ground-floor WC**. On the first floor are four bedrooms. The **principal bedroom is a good-size double with fitted wardrobes and an en-suite bathroom**. There are **three further bedrooms** a separate **family bathroom**.

Lantern Cottage is approached from Brighton Road through a gated entrance, opening onto a **good size gravel drive providing parking and turning space** for several vehicles. The **very large rear garden is a particular feature of the property**. Immediately adjoining the kitchen/dining/family room is a paved terrace providing space for **outdoor dining and seating** and with a covered seating area to one side. Beyond the terrace, the garden is mainly laid to lawn with established trees, shrubs and planted borders. Its length provides a number of different areas and includes **two summerhouses**, a **garden shed and a potting shed**, together with a **vegetable-growing area** towards the rear and backing onto adjoining pastureland with attractive views across the neighbouring countryside.

Location

The property is pleasantly situated off Brighton Road (A281) between Horsham and Henfield, on the Eastern outskirts of Partridge Green within the hamlet of Shermanbury. Partridge Green, approximately 1 mile away, provides a selection of local shops and amenities, whilst Cowfold, around 2.5 miles to the North, offers further local facilities and convenient access to the A272. Henfield, approximately 2.5 miles to the South, has a more comprehensive range of shops, services and everyday amenities.























The location is well placed for access to the surrounding area, with the A24 dual carriageway just over 3 miles to the West. Horsham is approximately 8 miles to the north, Shoreham around 9 miles to the south and the coastal city of Brighton & Hove approximately 11 miles away. Mainline railway services to London and the South Coast are available from Hassocks (approximately 8 miles), Burgess Hill (10 miles) and Haywards Heath (11 miles).

There are a number of recreational facilities in the surrounding area, including golf courses at Singing Hills, Albourne, Devil's Dyke and Pyecombe, together with a variety of equestrian venues and events at Woods Mill, Henfield and at Pyecombe, Hickstead and the South of England Showground at Ardingly. There is also a good selection of state and independent schools within the wider area.

Information

Property Ref: HJB03480.
Photos & particulars prepared: Sept & November 2026 (Ref LG).
Services: Mains water, electricity and drainage are understood to be connected. Electric heating and multi-fuel burning stove.
Local Authority: Horsham District Council.
Council Tax Band: 'F'.

Directions

What3words:///pegs.direct.ringside

Viewing

An internal inspection is strictly by appointment with:

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Find us @H.J.Burt

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

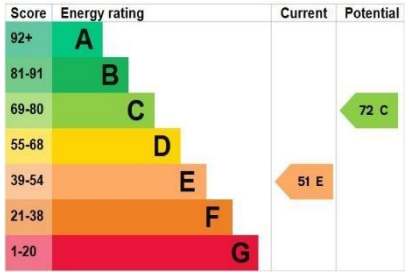




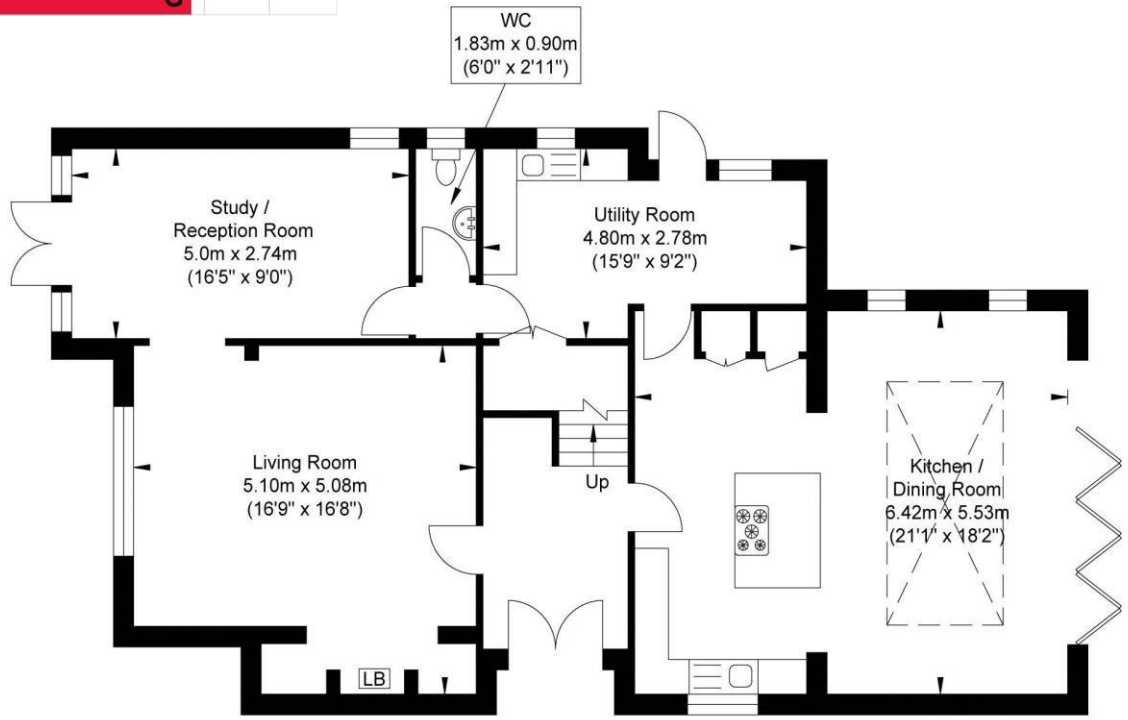




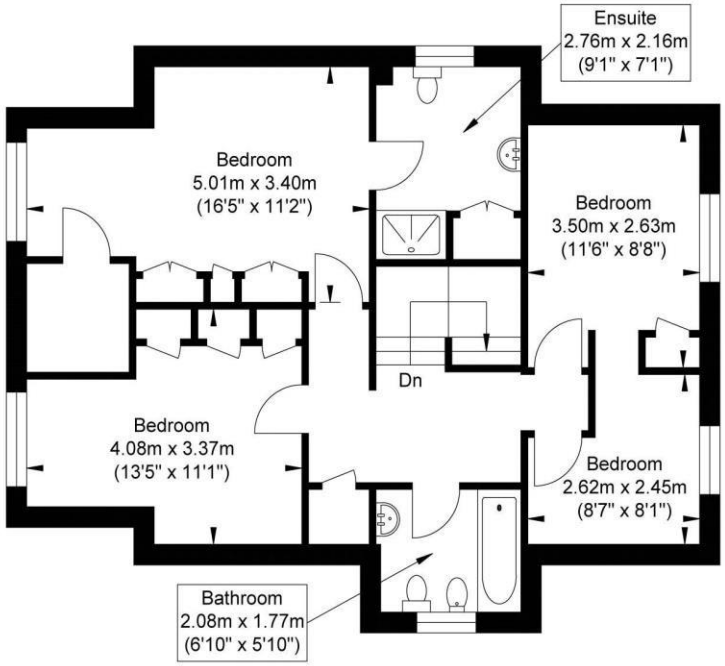

Greenacre
Lulworth
Phoenix Place
Filling Station
Queensgate
A 281
A 281
Park View
Clovers
Woodlan 0.32 acre
Lantern Cottage
Wymering
Brighthelmstone
Glenmore
Diamond Hill
Oaklea
Ivelchester
Downs View
Madeira
8.3m
LB



Brighton Road



Ground Floor
Approximate Floor Area
1053.46 sq ft
(97.87 sq m)



First Floor
Approximate Floor Area
709.02 sq ft
(65.87 sq m)



Approximate Gross Internal Area = 163.74 sq m / 1762.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

