



**Oakwood
Partridge Green, RH13 8JG**

**Offers Over
£520,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Oakwood, Partridge Green, RH13 8JG



LOCATION

Oakwood is situated in the peaceful village of Partridge Green, within the parish of West Grinstead in West Sussex. The property sits a short walk from the Co-op Food on High Street, offering everyday convenience, and is also close to Partridge Green's butchers, providing easy access to essential local services. Nestled within a rural yet community-driven village, residents enjoy access to local shops, countryside walks—including the popular Downs Link footpath, schools, pubs, and strong road links to Horsham and beyond. A perfect balance of village charm and accessibility for families and commuters alike.

PROPERTY

Tenure: Freehold

This adaptable and well-presented home offers spacious accommodation ideal for families, remote workers, or multi-generational living. The ground floor features two separate office rooms, currently used as work-from-home spaces but easily repurposed into additional bedrooms, playrooms, or hobby rooms.

The bright living room sits to the rear of the property and has a feature fireplace with log burner, with wide patio doors opening directly to the garden. The modern kitchen is perfect for families and also offers a well equipped utility room with

further worktop and appliance space. A shower room with WC completes the practical and versatile ground floor.

Upstairs, four well-sized bedrooms sit around a landing flooded with natural light via roof Velux windows. The principal bedroom features its own en suite, and a family bathroom serves the remaining rooms. Neutral décor, modern finishes, and clever use of space throughout make this an ideal, future-proof family home.

Whether you need multiple bedrooms, home offices, or adaptable living zones, this property offers the flexibility to suit your lifestyle.

OUTSIDE & PARKING

The outside of the property offers a charming and well-managed garden, combining areas for relaxation and outdoor activity. The rear garden is ideal for both alfresco dining and play, providing privacy and ambiance. Off-street parking is available for several vehicles, ensuring ease of access and guest convenience. The property sits respectfully within a quiet village street, offering a tranquil setting that preserves both functionality and kerb appeal. Ideal for garden lovers and families needing parking flexibility.





Buses

5 minute walk



Shops

Co-op Food
3 minute walk



Trains

Christ's Hospital – 9 miles
Horsham – 9.1 miles



Airport

Gatwick
19.3 miles



Roads

M23
11.8 miles



Sport & Leisure

Henfield Leisure Centre
3.9 miles
Steyning Leisure Centre
5.5 miles



Rental Income

£tbc pcm



Schools

Jolesfield CofE Primary
Steyning Grammar School



Broadband

Up to tbc Mbps

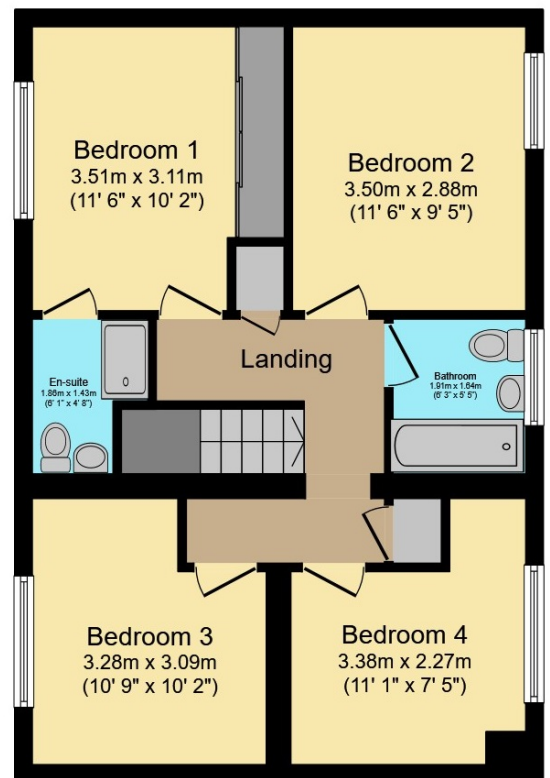


Council Tax

Band D

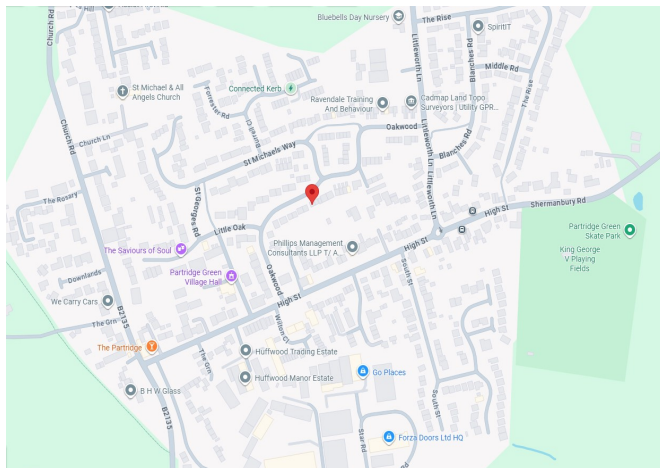


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

1,348 sq.ft. / 125.2 sq.m.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		74	77
		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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