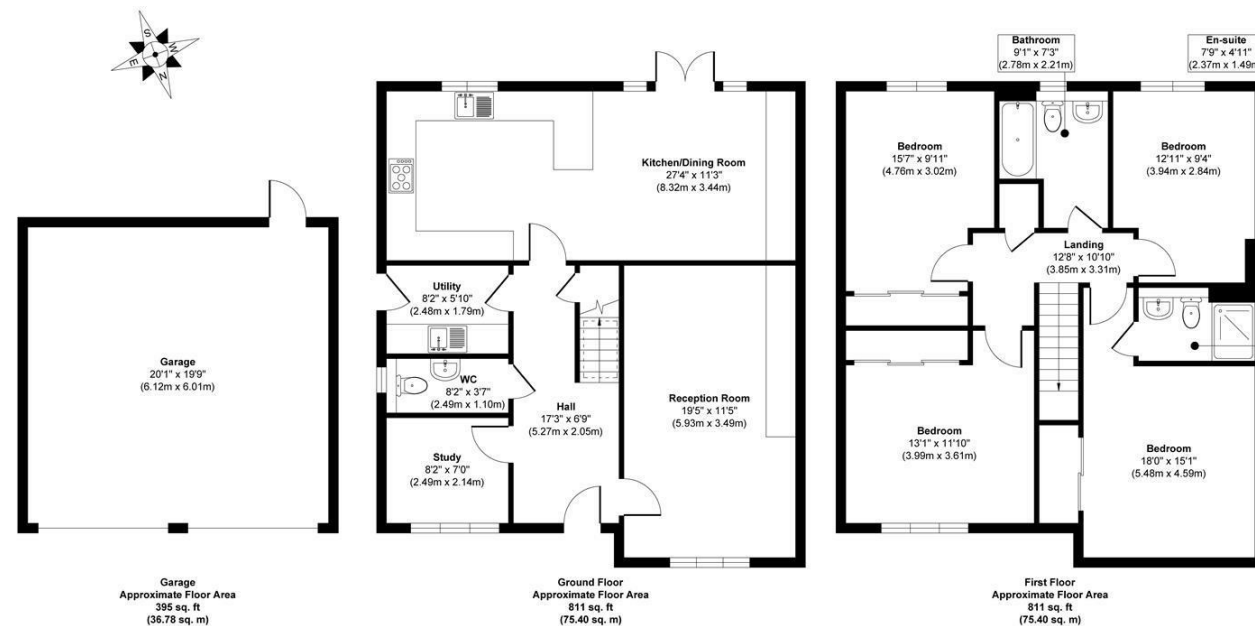
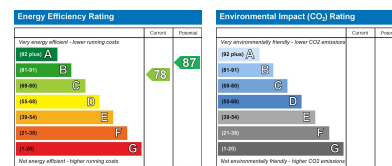




Approx. Gross Internal Floor Area 2017 sq. ft / 187.58 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



28 Knapp Drive, Shermanbury, West Sussex, RH13 8FU

Guide Price £775,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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28 Knapp Drive, Shermanbury, West Sussex, RH13 8FU

Welcome Home...

Does the idea of a modern, high spec detached home on a small, select development in a semi-rural location appeal to you? If so, this fabulous family home on Knapp Drive, Shermanbury will surely be of interest, offering the very best mix of contemporary modernity and semi-rural country living.

The home was built in 2021 as part of The Meadows – a development of just 20 homes by the highly regarded Riverdale Developments and enjoys the remainder of the 10 year new homes warranty, giving total peace of mind.

The accommodation is spacious, extending to over 1600 sq ft – perfect for a family or downsizer. Upon entry you’re welcomed by a central hallway which leads to each of the ground floor rooms, each of which enjoys underfloor heating.

The sitting room is an inviting space with bespoke media wall and cabinetry creating an eye-catching focal point, complete with modern electric fire.

Over the hall is the study, perfect for those who work from home.

Let Me Entertain You

Across the rear is the real wow-factor space, a superb open kitchen/dining/family room with French doors that allow you to spill out on to the beautiful garden. This space really is ready made for entertaining.

The kitchen itself is sleek and stylish with contemporary, handleless cabinetry which sits under opulent Silestone quartz counters, complete with breakfast bar. Practicality wise, there is a range of integrated appliances including oven, microwave combi oven, gas hob, dishwasher and wine cooler. There is also space for a large American fridge/freezer. The large, bespoke cabinetry provides more handy storage and is great as a home bar!

The separate utility hides away the noisier appliances, houses the boiler and provides side access – great after a muddy dog walk in the surrounding countryside. There is also understairs storage and a generous ground floor cloakroom.

Sleepy Heads

Heading upstairs you'll find four generous double bedrooms and two bath/shower room. The principal bedroom has its own stylish ensuite shower rooms and air conditioning. The second, third and fourth bedrooms are served by the tasteful family bathroom, fully fitted with Roca sanitaryware with Hansgrohe fittings. The second and third bedrooms also have fitted wardrobes, and the second bedroom also has the benefit of air conditioning.

The home also enjoys high performance double glazing, gas fired central heating, high degree of insulation, alarm system and access to an Ultrafast fibre broadband connection. The loft space is boarded, providing handy storage space too.

Outside Oasis...

Stepping outside, you enter a true outdoor oasis. The southerly garden is bathed in sunshine throughout the day and has been beautifully and meticulously landscaped to create a stunning outside space.



There are two separate terraces that are delightful spots for al-fresco dining. The patio sits immediately adjacent to the house, whilst the composite decked terrace is a fabulous space to sit with a glass of something chilled. A stunning wisteria intertwines around the pergola and is spectacular when in bloom. There is so much pretty planting with a range of specimen and fruit trees including two pear trees, apple tree and thornless blackberry. The water feature adds a tranquil backdrop to the garden and there is gated access to both sides.

The detached garage offers immense storage space and is fully powered. There is of course scope to convert this space into additional accommodation, work space or gym, if desired. To the front is driveway parking for two cars and an EV charge point.

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Modern homes of this calibre, in such delightful settings rarely come to market so this is an opportunity you won't want to miss.

Out & About

Shermanbury is a picturesque village nestled just north of bustling Henfield and south of Cowfold, in West Sussex and offers a tranquil rural setting with convenient access to major transport hubs. The village is well-connected, lying just off the A281 road. Gatwick Airport is about 20 miles to the north, providing international travel options. For rail services, Hassocks station is the closest station and is situated on the London to Brighton mainline making commuting straightforward.

Nearby amenities include Jeremy's Farmshop which offers a range of fresh produce, including fruits, vegetables, meats, and baked goods. There is a selection of great pubs too including The Green Man in nearby Partridge Green and The Windmill in Littleworth. Partridge Green is also home to the closest convenience store.

The historic market village of Henfield, with a vibrant community, offering shops, pubs, stores and boutiques, is just two miles distant.

In this location you are surrounded by beautiful Sussex countryside and the Downs Link provides fantastic walking.

By car, the A281 north will take you the major town of Horsham. South you'll head into Henfield and Brighton beyond. The A23 is also easily accessible and provides access to the M23 motorway network.

The Specifics...

Title Number: WSX426111

Tenure: Freehold

Local Authority: Horsham District Council

Council Tax Band: G

Estate Charge Contribution: £800 p.a. (pays for maintenance of common areas, private road etc)

Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but recommend intending buyers check details personally before of exchange of contracts.

