# Oak Lodge

Valewood Lane, Barns Green, West Sussex, RH13 0QJ

Batcheller Monkhouse

# Oak Lodge

Built in circa 2010, discover a charming three-bedroom (doubles) home set in over 16 acres of peaceful countryside, complete with a versatile log cabin, dedicated home office, garage and agricultural building – an ideal rural retreat with space to live, work and create. With extensive pasture and excellent access, the property also offers exciting potential for equestrian use. Total area approximately 16.83 acres (6.81 hectares).

**Ground Floor**

- Entrance Hall
- Living Room
- Kitchen
- Conservatory - Tiled Roof
- Double Bedroom 1 with En-Suite

**First Floor**

- Landing
- 2 Double Bedrooms
- Family Bathroom

**Outside**

- Garage Complex
- Home Office
- Agricultural Building
- Log Cabin
- Private Drive
- Off-Road Parking
- Pasture Land
- Woodland and Ponds

## Description

A welcoming family home positioned on the edge of Barns Green, offering remarkable versatility and the benefit of a range of useful outbuildings, including a generous log cabin. Surrounded by peaceful rural scenery, the property provides both comfort and flexibility for modern country living.

The main dwelling benefits from underfloor heating on the ground floor and in more detail comprises:

**Ground Floor**

- **Entrance Hall** Attractive tiled flooring, window to the front, and useful understairs storage cupboard.
- **Living Room** Bright dual-aspect space with tiled floor, windows to the front and side, wall lighting, and a Contura log burner featuring an elegant soapstone surround.
- **Kitchen** Fitted with a range of wall and base units, complemented by solid worktops and a breakfast bar. Features include an extractor hood, downlighters, sink unit with mixer tap, tiled flooring, window overlooking the rear garden, and space for a fridge/freezer.
- An archway from the living room leads to the **Conservatory**, which has tiled flooring and patio doors opening to the side garden.
- **Bedroom 1** Versatile room with tiled flooring, rear-facing window, fitted wardrobes, and an **En-Suite Shower Room** comprising a vanity unit with sink, WC, walk-in shower with mains-fed shower, ladder-style radiator, and privacy glass to the front.

**First Floor**

- Landing Featuring a Velux window, carpeted flooring, and door to the **Family Bathroom**, which includes a white suite comprising a vanity unit with sink, WC, and a P-shaped bath with shower over. Additional features include a Velux window, tiled flooring, and a ladder-style heated towel radiator.
- **Bedroom 2** Also benefiting from two Velux windows to the front and rear, carpeted flooring, and a radiator.
- **Bedroom 3** A bright room with two Velux windows to the front and rear, carpeted flooring, and a radiator.

## Log Cabin

A private track runs alongside the property, leading to the charming log cabin nestled within a wooded enclave. Enjoying picturesque views over the ponds, it provides an idyllic and secluded retreat.

The log cabin itself is highly versatile, benefiting from planning consent for recreational and leisure use. It features an **open-plan living area** with fitted kitchen, front-facing windows, patio doors opening onto decking, timber-clad walls, two radiators and wood-effect flooring - creating a warm and inviting space in a wonderfully tranquil setting.

A door leads through to a **Utility Room**, fitted with base units, sink, rear-facing window, wall-mounted boiler, consumer unit, and radiator. There is also a glazed door providing access to the **lean-to storage area**.

Further rooms include a **Cloakroom** with sink, low-level WC and window, **Room 1** with radiator, window and **en-suite shower room**, and **Room 2** with radiator, window and **en-suite shower room**.

Outside, there are two garden sheds, a decked seating area, and attractive views over the pond.

## Outside

### Garage and Utility Area

The garage complex offers excellent practicality and storage. The **Utility Room** includes a sink unit, space for both a washing machine and tumble dryer, a radiator, a rear-facing window and a door to a convenient **WC**, which also benefits from additional shelving.

The main garage houses the **ground-source heat pump**, and features a painted concrete floor, side window, up-and-over door, eaves storage and strip lighting.

### Home Office

A dedicated **Home Office** sits separately from the main house, complete with power and windows to the front and side - ideal for remote working or creative pursuits.

### Setting and Grounds

The property is approached via a quiet road after crossing the railway line, creating an immediate sense of privacy and tranquillity.

Surrounding the main house are **beautifully maintained gardens**, complemented by a range of useful outbuildings, including the home office, garage complex and the charming original well. An **Indian limestone patio** wraps around the rear of the house, providing superb space for outdoor dining and entertaining.

There is an **agricultural building** that may be suitable for conversion into stables with accommodation above (for example), subject to the necessary planning consents.

The **land** is a standout feature, with the majority laid to permanent pasture extending to the north-east. It offers excellent flexibility for a variety of uses and holds strong potential for **equestrian activities**.

The attractive woodland, known as Alder Copse, adds exceptional amenity value, enhancing both biodiversity and lifestyle appeal. Natural boundaries are formed by mature hedging and fencing throughout, and **three separate access points** to the land provide valuable versatility for future use.

## Amenities

**Local:** The property is within walking distance of Barns Green with a pub, village shop, social club and sports facilities. Billingshurst (3 miles) offers an excellent selection of shops, supermarkets, a medical centre, library, mainline train station and well regarded schools.

**Towns and Cities:** Horsham (approximately 5.5 miles), Brighton (26 miles) and London (45 miles) are all within easy reach for commuting, shopping and leisure.

**Transport:** Christ's Hospital station (approximately 2.5 miles), Billingshurst station (3 miles) and Horsham station (5.5 miles) provide convenient rail services. The nearby A24 and A23 offer fast road links to London, Gatwick Airport (21 miles) and the national motorway network.

**Schools:** Local educational options include Barns Green Primary School, Dauxwood Pre School, Billingshurst Primary School and The Weald School.

**Leisure:** The area offers outstanding recreational opportunities, including the South Downs National Park, cross country schooling at Coombelands Equestrian in Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, championship golf at West Sussex and Goodwood, the renowned Goodwood Festival of Speed, and theatres in Horsham, Guildford and Chichester.

## Directions

From Billingshurst, head north on the A29 towards Five Oaks. After a short distance, at the roundabout by Costa Coffee, take the second exit into New Road. Continue for approximately 1.5 miles to a staggered crossroads, then turn right and immediately left onto Valewood Lane towards Barns Green. After 0.6 miles, turn right to cross the railway line or, after 0.9 miles, turn right to go under the railway line. Follow this lane for a few hundred metres and Oak Lodge will be the first property on the left-hand side.

**What3words:** ///darkens.alerting.reddish

## Additional Information

**Local Authority:** Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100. Website: www.horsham.gov.uk

**Services (not checked or tested): Oak Lodge** benefits from mains electricity and water, along with private drainage via a Klargester-type system Central heating is provided by a ground-source heat pump, offering efficient and sustainable warmth throughout the property. **Log Cabin** served by a Calor gas-fired boiler for heating and has its own dedicated soak-away drainage system.

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. A public footpath briefly crosses the northern corner of the top field. The property benefits from a legal right of way to cross the railway line via the lane (Bulbrook Farm), as well as beneath the railway bridge. The road beyond the railway bridge is privately owned, and the current owners enjoy permission to use by a third party. It is understood that this agreement may be transferable to a new owner, although this is not guaranteed.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

**Tenure and Possession:** Freehold. Land Registry Title Numbers: WSX337846 (part) and WSX337848.

**EPC:** Rating C

**Council Tax:** Band E

## Guide Price £1,250,000 - £1,300,000

### Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards , including livestock. Ensure gates are shut at all times.


Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

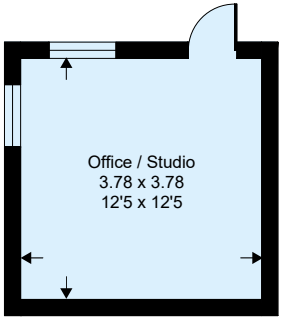
Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

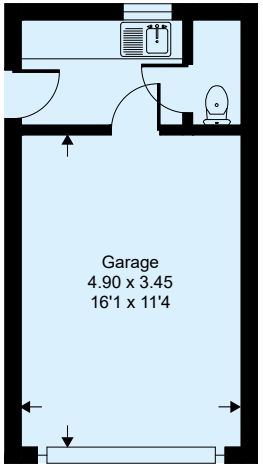
Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

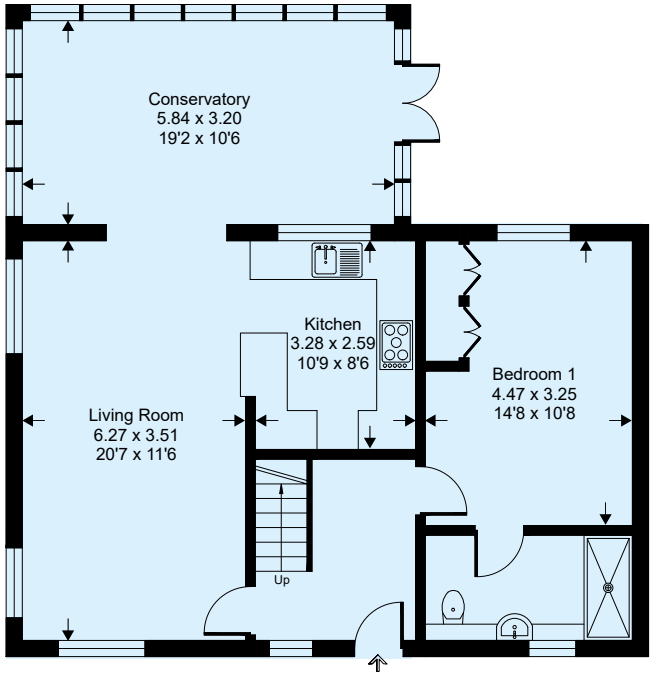
= Reduced headroom

# Oak Lodge, RH13

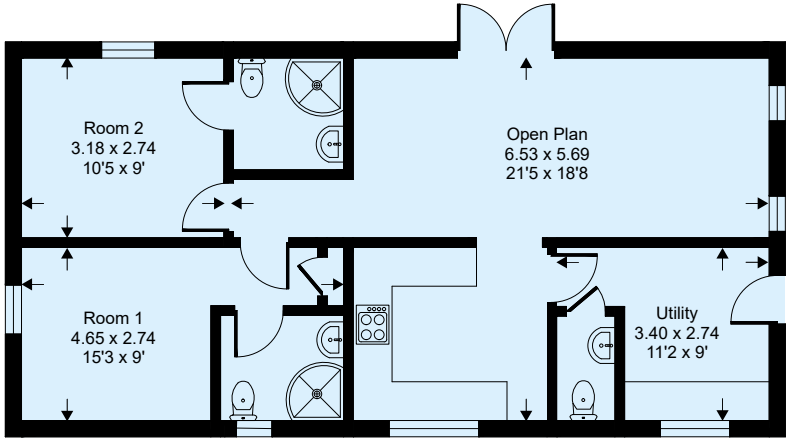
Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft
Approximate Garage Internal Area = 23.1 sq m / 249 sq ft
Approximate Outbuilding Internal Area = 14.3 sq m / 154 sq ft
Approximate Log Cabin Internal Area = 66.7 sq m / 719 sq ft
Approximate Total Internal Area = 224.4 sq m / 2417 sq ft
(excludes restricted head height



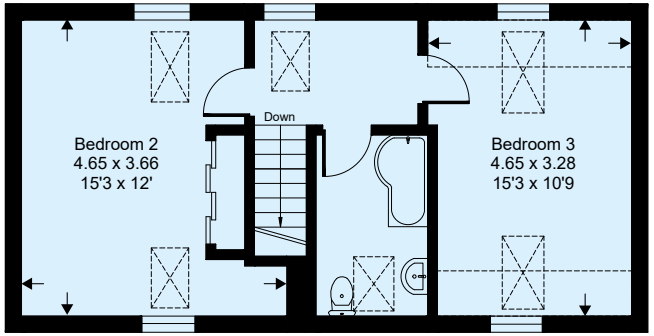




**Ground Floor**




**Log Cabin**




**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/ broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Land App

Oak Lodge, Valewood Lane,
Barns Green, Horsham, West
Sussex, RH13 0QJ

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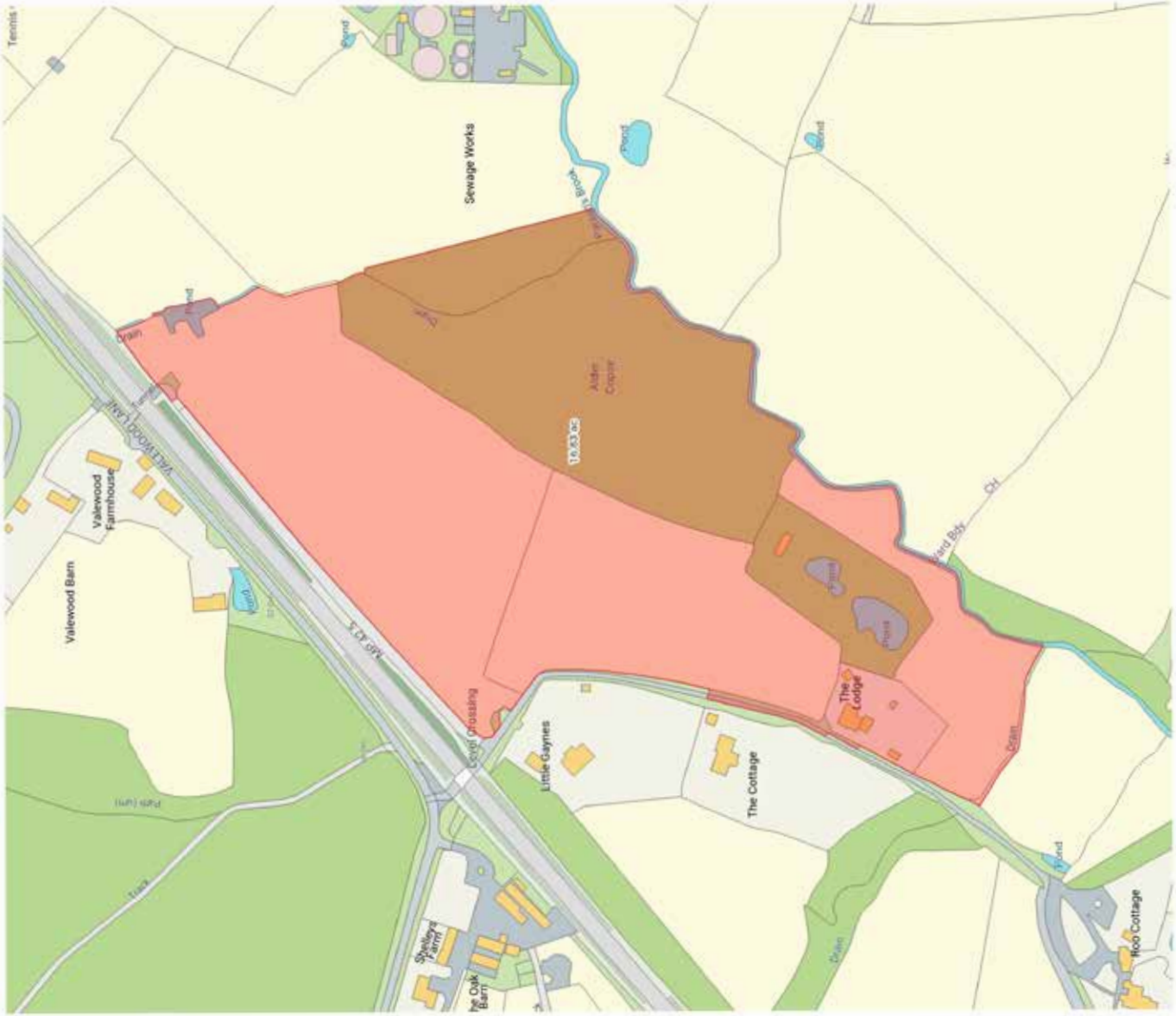


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Scale 1:2498 (at A4)

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