



# EQUUS

*Country & Equestrian*



SOUTHLEIGH HOUSE



## Southleigh House, Gingers Green, East Sussex BN27 4PT

**S O L D 2017** - A large detached country and equestrian home ( 5 bedrooms - around 3000 sq ft) set in 13 acres (\*TBV) and occupying a prime elevated rural position off a quiet lane with uninterrupted views over surrounding countryside. The property benefits from various out buildings including two 1 bedroom studios. There is also a separate games room/ gymnasium (good potential to adapt into an annexe) plus a home office, multi-vehicle garaging and stabling. Surrounded by spacious grounds with extensive pasture and a stocked Carp lake with log cabin, the whole presents a fabulous opportunity for those with an extended family or wanting to set up a 'home based business'. If you enjoy horse riding, walking, cycling, fishing or simply 'wildlife watching' this is the perfect property situated near to the South Downs and with access to the South East Coastline at Eastbourne.

### LOCATION / SITUATION

The property is in a desirable elevated position along a little used country lane and enjoys widespread uninterrupted views over the surrounding countryside toward the South Downs enjoying the best of both worlds being in a private and tucked away rural location yet being within one mile of the village of Herstmonceux with its range of local shops and amenities. The small market town of Hailsham, (approx 3 miles) provides a wider range of facilities including a leisure centre and cinema. The county town of Lewes is about 15 miles to the west whilst the coast at Eastbourne is about 11 miles to the south. Battle and Polegate railway stations are within approximately 20 minutes drive each

providing a regular service of trains to London on the Charing Cross/Cannon Street line and Victoria lines respectively. The district is well served by a good range of state and independent schools together with an excellent and varied range of sporting and leisure facilities with access to numerous public footpaths and bridleways within the vicinity.

### 2 x ONE BEDROOM STUDIOS

( Please refer to the floor plans for layout and accommodation sizes). The two studios 'LITTLE ACORNS' and 'OWLS NEST' . Each has an open plan kitchen and sitting room with tiled flooring with staircase leading to a 1st floor double bedroom and bathroom.

Almost identical in layout, set away from the main dwelling with their own parking area and more importantly have their own rear garden patio areas overlooking the lake.

### OUTBUILDINGS

**DOUBLE GARAGE** (refer to floor plan) - with electric up and over door. power and light and alarm. An internal staircase gives access to first floor **OFFICE AREA** with Velux window, power and light.

Adjoining the garage is a **LARGE GAMES ROOM/GYMNASIUM BUILDING** (refer to floor plan) which offers **GOOD SCOPE TO ADAPT INTO AN ANNEXE** (subject to the necessary permissions) Further outbuildings include: **MACHINERY STORE, CHICKEN COUP. OPEN FRONTED LOG STORE.**

Overlooking the lake is a '**NORWEGIAN**' **TIMBER CHALET** (approx 11ft x 10ft) with power/light/water connected, plus covered





veranda and patio sitting out area.

A TIMBER STABLES BUILDING includes 2 loose boxes - overall size of building approx 24' x 16' (power/light, water connected) plus a separate field shelter.

N.B. THERE IS GOOD SPACE AND SCOPE TO ADD FURTHER EQUESTRIAN FACILITIES SUCH AS MORE STABLING AND A RIDING ARENA AT THE LOCATION (SUBJECT TO PERMISSIONS).

#### GARDENS & PASTURELAND

The property is approached from the lane over a gravelled driveway providing extensive parking to the front of the house and garage with further parking next to the holiday lets. There are extensive areas of gardens and grounds surrounding the house with brick paved terrace as well as a variety of established bushes, trees and shrubs. Beyond there is access to an orchard area and former kitchen garden and the stabling. Some distance from the gardens there is a small natural lake stocked with carp which offers a haven for local wildlife and a great location to get away from it all especially if fishing is your hobby. The balance of the acreage laid out as 3 paddocks bordered by farmland.

AGENTS NOTE: There is a public footpath which crosses the middle paddock and cuts around to the rear of the lake and exits beyond the back of the holiday lets.

The acreage stated at the property is 'TBV - \*To Be Verified', which means that the land has not been measured formally by Equus and its sellers/clients other than by obtaining the Title Plan from Land registry, where available, with the boundary and

acreage clearly marked. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

#### SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Wealden District Council

SERVICES: Private drainage system (Klargester). Oil central heating (2016 new boiler)

TAX BAND: G

EPC RATING: D

HOLIDAY LET SERVICES: Oil central heating via separate control and boiler.

#### HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) - [www.homecheck.co.uk](http://www.homecheck.co.uk)

[www.floodrisk.co.uk](http://www.floodrisk.co.uk) - [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) -

[www.landregistry.gov.uk](http://www.landregistry.gov.uk), [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk),

[www.ukradon.org](http://www.ukradon.org)

**Offers in the region of £1,150,000**

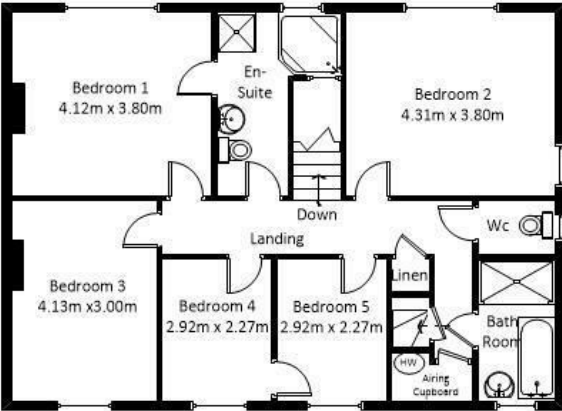
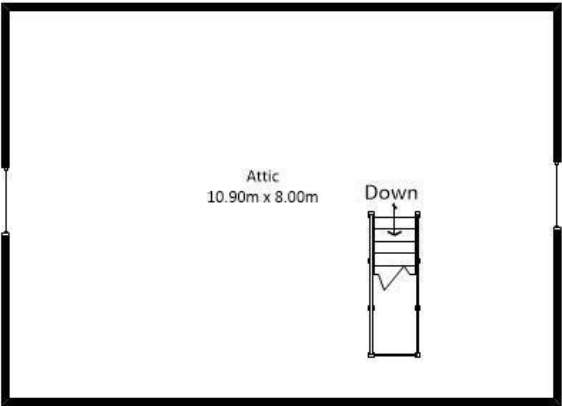
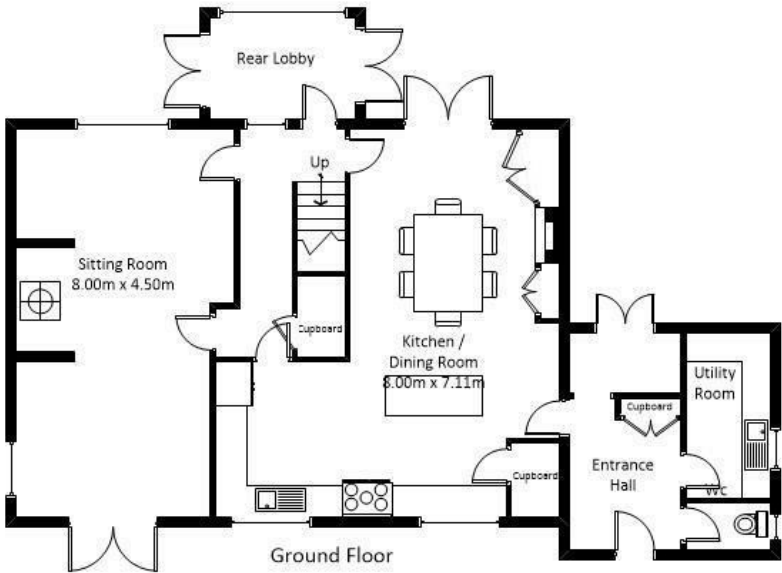




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Gross internal floor area approximately 203.1 square metres  
(2186 square feet)

Attic additional 87.2 square metres (938 square feet)

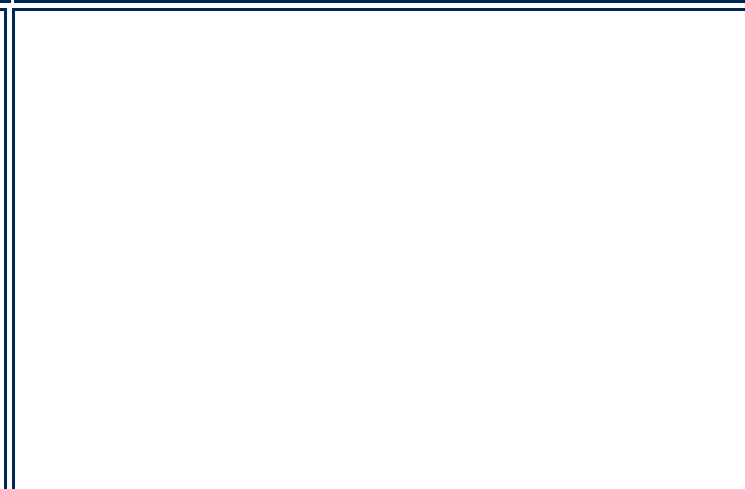
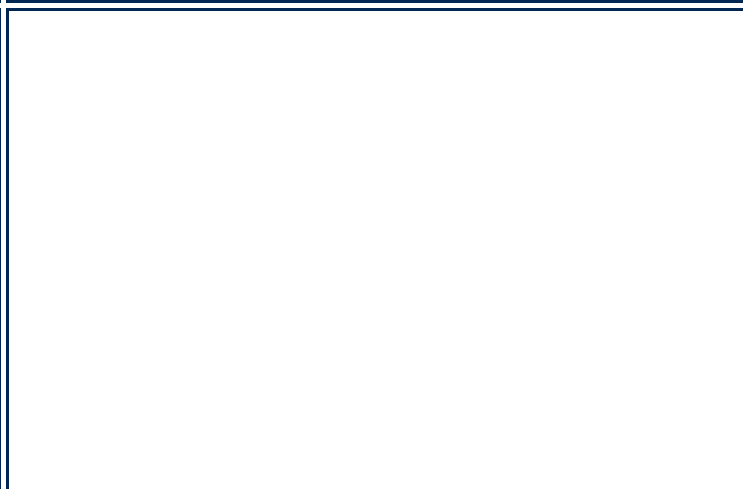
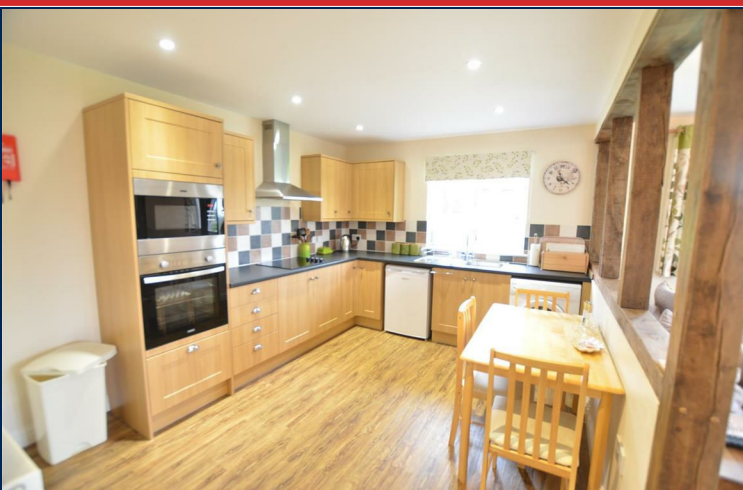


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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