



EQUUS

Country & Equestrian



WOODMANS



WOODMANS, Storrington Road, Pulborough, West Sussex RH20 4AG

S O L D - A well presented Detached country and equestrian home set in 14 acres (TBV*) with large stable complex, various barns/outbuildings and 40m x 20m riding arena. The whole benefits from lovely views to the South Downs and hacking access onto a bridleway leading to miles of uninterrupted riding on the Downs with no road work required. The property occupies a semi rural position situated around a mile from the sought after village of Storrington and offers the combined benefit of country living yet being close to a good range of shops, local amenities and commuting. The attractive family accommodation has been recently updated and includes: Reception Hall, Drawing Room, Sitting Room, Dining Room, new Kitchen & Breakfast Bar plus Utility Room. First Floor: 4 Bedrooms (one ensuite) and Family Bathroom. A sweeping gravel driveway with gated entrance leads to various parking areas with good space for parking a horse box. There is also a garage and open bay parking plus workshop area. Semi formal grounds with picturesque wildlife pond surround the house offering a lovely countryside vista with open views toward the South Downs. Within this area there is a detached garden Chalet offering good options for those wishing to work from home or holiday let (sub to PP), Home Office & further log cabin. The balance of the land consists of woodland, level pastureland divided into paddocks, level gardens surrounding the house and driveway. The well organised equestrian complex comprises of 5 loose boxes, tack room, hay store and tractor store with wide concreted yard area plus riding arena.

LOCATION & AREA AWARENESS

The property is set within the South Downs National Park on the outskirts of Storrington centre which offers an excellent range of local facilities including bespoke boutique shops, a fine selection of restaurants, Post Office, public library, medical centre and Waitrose supermarket. The larger centres of Historic Arundel, Chichester and Horsham are all within easy reach. For the commuter, nearby Pulborough and Horsham stations serve London Victoria with regular services in just over an hour. The A24 and A29 provide access to the M25 and the national motorway network as well as the M23 to Gatwick. The area is well known for the variety of leisure options close by including golf, mountain-biking on the Downs; and Chancetonbury Leisure Centre & Gym A good choice of private and state schools will be found in the area, including Windlesham House, Farlington, Dorset House, Lancing College and Steyning Grammar School. There is sailing from Chichester & Littlehampton harbours and gliding at Parham; with horseracing and the renowned Festival of Speed & Revival motorsport events at glorious Goodwood. Brighton, Chichester & Horsham are accessible, with top High Street shopping and theatre productions; plus a variety of cultural events and exhibitions. From an equestrian point of view the property offers direct riding onto a Bridleway connecting to the South Downs and is ideally situated for horse box access to South East Show Centres including Hickstead, Royal Leisure and Pycombe. There is also a BE Cross Country Course at Rackham around 3.5 miles away.

ACCOMMODATION -refer to the floor plan

Originally built in the 1920s this superb character property has undergone considerable extension and improvement, offering a high quality finish with a light and airy feel. The property retains some of the original exposed beams and has solid wood latched doors throughout. It has recently been redecorated and re-carpeted.

Entering the property from the front door;

RECEPTION HALL has a solid oak parquet floor and understairs

storage. The hall contains a downstairs CLOAKROOM with WC with shower cubicle. The door to the left gives access to the dual aspect DRAWING ROOM which has an open fire. Double glazed doors lead to the SITTING ROOM which has a south facing aspect and French doors to the garden. Both drawing and sitting rooms have satellite TV points.

Modern fitted KITCHEN with breakfast bar. The kitchen has granite worktops and upstands, and features solid oak window sills. The built-in appliances are Neff and feature a five ring gas range, an oven and a combined microwave/oven, plus a dishwasher. There is a Franke 1-1/2 bowl sink unit, including a Franke chrome triple mixer tap with drinking water filter. The UTILITY area houses the central heating gas boiler, washing machine, tumble drier and a large double cupboard.

A further door from the kitchen leads into the delightful south facing double aspect dining room, which also includes French doors to the patio.

FIRST FLOOR - Stairs lead to the first floor where there are three generous double bedrooms and a fourth single bedroom/study. MASTER SUITE BEDROOM 1 Benefits from a feature bay window and includes a range of custom built fitted wardrobes. A modern EN-SUITE shower room includes a large walk-in Aqata shower, two wash hand basins, a heated towel rail, a heated mirror and custom built cupboards. There are views towards the South Downs.

BEDROOM 2 features fitted wardrobes and eaves storage, with a view to the garden at the west side of the house. There is a FAMILY BATHROOM containing bath with overhead shower unit, which has "Jack and Jill" access from bedroom two and the landing. BEDROOM 3 with custom built fitted wardrobes and an outlook across the formal gardens. BEDROOM 4 is a single bedroom with custom fitted cupboards, currently used as a study.

EQUESTRIAN FACILITIES & OUTBUILDINGS

STABLE COMPLEX - plan and measurements enclosed with the floor plan. Two parallel units on concrete with an assortment of features including talk grills between the boxes, rear opening window vent, well constructed and maintained.

OUTDOOR ARENA - 20m x 40m flock surface and professionally installed.

GARAGE - timber constructed under pitched roof with closing doors, space for tools to either side and end.

CARPORT - open bay for two cars on concrete

MACHINE STORE - secure unit to the rear of the car port.

LOG CABIN 1 - large timber chalet style log cabin in the garden with insulation, power and lighting and water. Ideal for holiday let (sub to planning permission change of use) or occasional use for family.

LOG CABIN 2 - located within the garage complex currently used as a gym and hobbies room. Power and lighting.

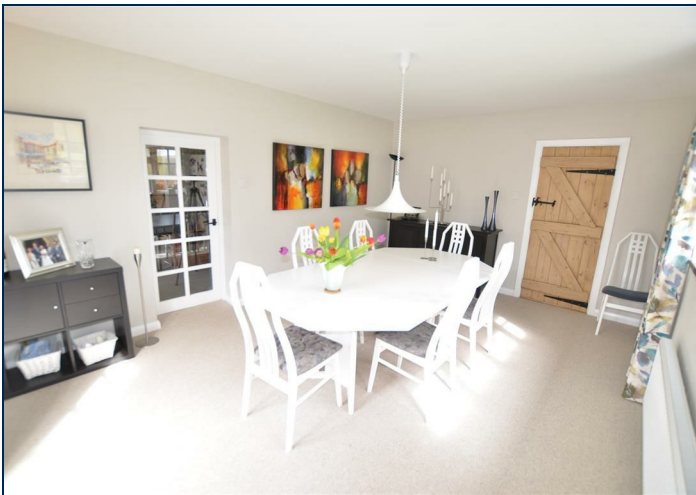
FIELD SHELTER - located in the furthest field.

OFFICE - brick built external office adjacent to the main house near the rear kitchen/utility door.

Further structures - full size domestic GREENHOUSE. Garden GAZEBO located to the side of the house within the garden.

ACCESS, LAND & GROUNDS

The property is well screened to the front by a combination of fencing, mature trees and shrubs. An electric double gate leads onto a shingle driveway with access to the stable blocks and various parking areas. The driveway bears right and leads directly to the property with a car barn and garage/workshop to the left hand side. The formal gardens of approximately 1.65 acres are a feature of this property, being mainly



laid to lawn but including further mature trees, shrubs, flower beds and hedging. There is a fish pond to the front, with recently replaced water filtration system. The remainder of the land is pasture, all enclosed by post and rail fencing. The first field measures 2.6 acres, and contains a 40m x 20m sand school, with full drainage. The second field measures approx 7 acres and is currently split into 4 paddocks, each with water troughs. One paddock contains a field shelter. There is direct access onto the neighbouring bridleway leading to the South Downs or Washington village.

In addition, there are approximately 2.7 acres of woodland, which have been well tended by the current owners and which provide an excellent area for walking dogs or just enjoying some peace and tranquillity. The woods are a haven for pheasants and deer. The whole site is approx. 14 acres (*TBV).

The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been formally measured by Equus and or its sellers/clients other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/arked. Interested applicants/buyers are advised that if they have any 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: HORSHAM DISTRICT COUNCIL

SERVICES: Private sewage system via a Biogester. Mains gas, electric and water.

TAX BAND: G

EPC RATING: D

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 - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk,
www.homeoffice.gov.uk, www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent Equus Country & Equestrian, South East

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E: sales@equusproperty.co.uk

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DIRECTIONS

Travelling south bound towards the coast from London on the A24 continue past Horsham, over the very large cross roads with the A272, onward past Dial Post and Ashington and on reaching the roundabout at Washington take the third exit to Storrington on the A283. Continue for 0.5 mile and the property is on the left hand side with fence panels either side of a five bar gate with the name of the property on the panel. The gates are electric so please use the buzzer on the command panel.

Price £1,425,000



Woodmans, Storrington Road, Washington, RH20 4AG

Approximate Gross Internal Area = 186.3 sq m / 2005 sq ft
Outbuildings = 261.3 sq m / 2812 sq ft
Total = 447.6 sq m / 4817 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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