


CHURCHILL
COUNTRY & EQUESTRIAN



Shambles
Billingshurst, West Sussex



Shambles, Marringdean Road, Billingshurst, West Sussex, RH14 9HH | Guide Price £780,000 Freehold STC

A delightful, semi-detached, 3 bedroom cottage set in a super location with a quiet, rural aspect and equestrian facilities. These comprise 4 stables, a 50m x 30m sand school and c. 10 ½ acres with hard standing in place for further stabling if required. The property is located at the end of a quiet lane and enjoys a lovely open aspect. It is thought there is enormous scope for extending the property STP.

Entrance via the front door leads into a hallway and into the open plan living / dining room. This L-shaped room has large windows letting in lots of light and ample room for a good sized dining table. The living room has a log burning stove and there are also two useful storage cupboards. Off the living room is a delightful, spacious conservatory enjoying views over the garden and to the stables and paddocks beyond. The kitchen again has a large window overlooking the rear garden making it bright and airy and is fitted with a stylish range of units, electric oven with extractor, integrated fridge / freezer and a breakfast bar. Under the window overlooking the garden there is a sink unit and room for a washing machine and separate tumble dryer. There is a very useful boot room / utility room with a back door leading out to the driveway. Stairs from the entrance hall lead to a landing and the master bedroom with fitted wardrobes. There are two further bedrooms and a family bathroom. Outside there are lawned gardens to the front and rear with pretty flowerbeds. There is ample off road parking for several vehicles and a horse box / trailer as well as a useful double garage.

The equestrian facilities are nicely located close to the house and comprise four stables with a feed room. Post and rail fenced paddocks lead up to a 50m x 30m sand school and a five bar gate leads across the lane to the remaining land. This is all fenced into paddocks with a number of field shelters and in all the property extends to some 10 ½ acres.

SITUATION

The property is situated on the residential outskirts, under a mile, of the market town of Billingshurst which offers a range of shops, supermarkets, farmers' market, pubs and restaurants. The mainline train station is within walking distance and offers a regular service to London Victoria in 65 minutes. Pulborough, just over 5 miles away, and the market town of Horsham, just under 10 miles to the north, both offer extensive shopping and leisure activities. Billingshurst has a primary school and highly regarded secondary school, The Weald, and other good schools in the area include Christ's Hospital, Windlesham, Dorset House, Penthorpe and Farlington. Good transport links via the A24 and A29 give easy access to Gatwick airport, just 20 miles away, the motorway network and the South coast. There are excellent leisure pursuits in the area with golf at Pulborough, sailing at Chichester and racing at Goodwood. The surrounding countryside offers extensive walking, cycling and riding. There is good access to show centres and equestrian facilities at Coombelands, Hickstead, Sands Farm and Belmoredean. The local Crawley and Horsham Pony Club is very well-supported and holds many shows and rallies.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

