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TOWN & COUNTRY ESTATE AGENTS

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**Westridge Place Wineham Lane,
Wineham, Bolney, West Sussex,
RH17 5SD**

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DOA

Location

The property occupies an accessible location off Wineham Lane within 2 miles of Bolney and the A272's junction with the A23 dual carriageway with good road connections thence leading to the M23 and thence the M25 and with Gatwick Airport being within circa 16.5 miles.

The cosmopolitan coastal city of Brighton with its extensive range of shops, restaurants and recreational facilities is within circa 15.25 miles whilst Hayward's Heath also with a good range of facilities and mainline railway station is within 6.5 miles. Local facilities can be found at Cowfold village within circa 2.5 miles to the North-West and to the South-West the larger village of Henfield within 5 miles. The old market town of Horsham also with a very good range of facilities and mainline railway station is within 9 miles.

There are a good range of both state and independent schools for all age groups in the area as well as public footpaths and public bridleways leading off the local lanes.

Sporting and Recreation

Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath, Horsham and Lindfield as well as the East Sussex National Course at Uckfield. Several local equestrian events including at Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and at Borde Hill, Nr. Cuckfield. Sailing at Brighton Marina and Shoreham-By-Sea. Theatre at Brighton, Crawley, Horsham and Chichester.

Impressive small farm occupying an accessible rural location with high specification farmhouse (Agricultural Occupancy Condition) along with good secondary accommodation, extensive outbuildings, & attractive land



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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	21	35

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		