

Home Paddock Stables, Hambrook Hill North, Hambrook
Guide Price ~ £375,000 ~ Freehold



Equestrian Facility with approx. 2.24 Acres
Luxury Day Accommodation
Four Stables, Tack Room & Stores
Six Paddocks and Sand School
Mains Water, Drainage and Electricity

Home Paddock Stables offer a unique opportunity to own approximately 2.24 Acres of equestrian land just south of the Downs. The accommodation on site make this an attractive proposition for anyone wanting high quality facilities to enjoy their hobby. There is a fully fitted kitchen, lounge and bathroom with a comfortable rest room. There is also a utility room to keep your kit clean. Viewing is strictly by appointment to appreciate the location and accommodation on offer.

TO FIND THE PROPERTY: Travelling from Emsworth towards Chichester on the A259 turn left into Broad Road and continue over the flyover of the A27 as the road becomes Cheesmans Lane. Shortly after take a sharp left turn into West Ashling Road and first left into Hambrook Hill North. The property can be found very shortly on the left hand side.

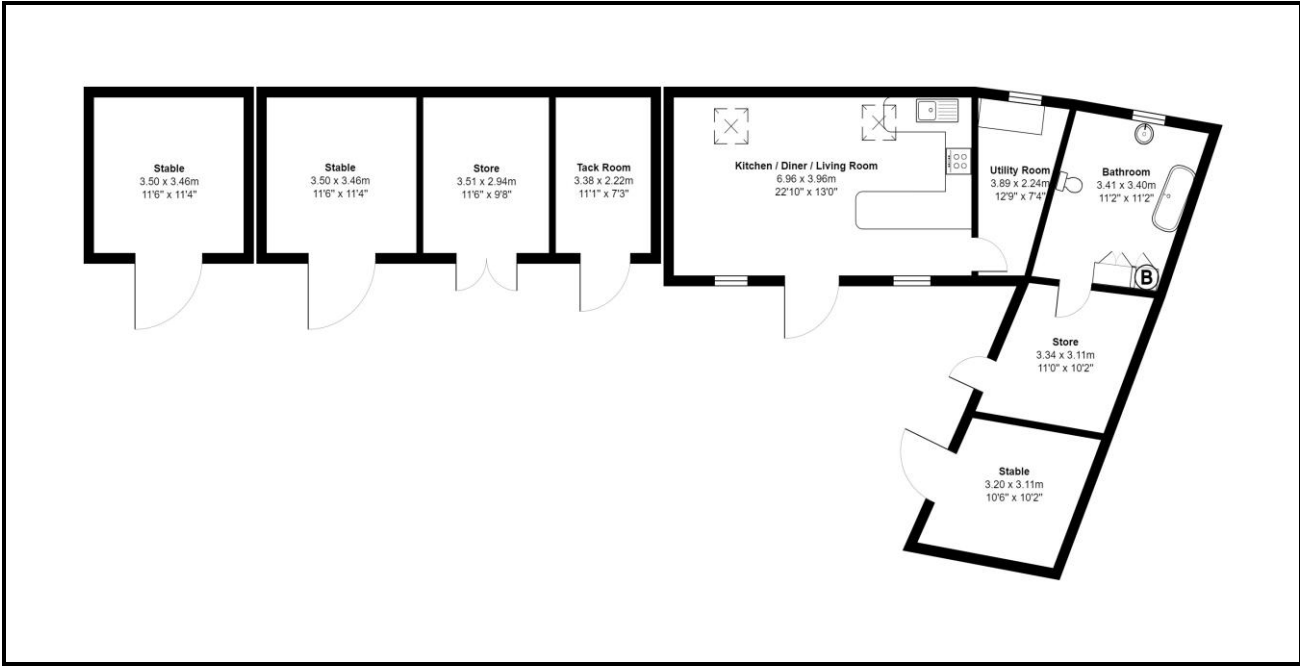
CONTINUATION OF HOME PADDOCK STABLES, HAMBROOK HILL NORTH, PO18 8UQ

<u>LOUNGE/KITCHEN:</u>	22'10" X 13'0" overall depth. Kitchen: Comprehensive range of white gloss floor units with granite effect work surface, stainless steel sink with mixer tap, Lamona ceramic hob with Lamona oven under and extractor hood, fan and light over, two floor units with curved doors, wall unit with glazed door and shelving, wine rack, under unit lighting, power points, vaulted ceiling with wooden support beam, twin skylight windows, ceiling spotlights, electric radiator. Lounge: Vaulted ceiling with wooden support beam, twin skylight windows, electric radiator, ceiling spotlights, two double glazed windows to side aspect, large wooden stable style door, matching flooring, glazed door leading to:
UTILITY ROOM:	Space and plumbing for washing machine and tumble dryer, space for fridge/freezer, power points, laminate flooring, electric heater, high level obscured glass double glazed window to the rear, door to:
BATHROOM:	Free standing claw footed bath with mixer tap and shower attachment, contemporary style wash hand basin, low level w.c, electric towel rail, ceiling spotlights, door to wardrobe and door to airing cupboard housing electric hot water cylinder, high level obscured glass double glazed window to the rear, Door to:
STORE ROOM:	Wood laminate flooring, tongue and groove wall panelling, electric radiator, power points, stable style door to front.
STABLE:	11'7" X 10'6"
<u>STABLE BLOCK</u>	
<u>STABLE 1:</u>	11'6" x 11'4
<u>STABLE 2:</u>	11'6" x 11'0"
<u>STORE:</u>	11'6" x 9'8"
<u>STORE 2:</u>	11'1" x 7'3" With power.
<u>OUTSIDE:</u>	The property has gated offroad parking with a shingle hardstanding. The land is subdivided into 6 Paddocks that are fence enclosed. There is a sand school and training facilities in addition to the paddocks.

CONTINUATION OF HOME PADDOCK STABLES, HAMBROOK HILL NORTH, PO18 8UQ



CONTINUATION OF HOME PADDOCK STABLES, HAMBROOK HILL NORTH, PO18 8UQ



VIEWING: Strictly by appointment with Town & Country Southern Ltd – Telephone 023 93 277 288

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies, and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Town & Country Southern Ltd has any authority to make representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

If you make an offer on this or any of our advertised properties we have a legal obligation to carry out an AML (Anti-Money Laundering) checks, this requires taking copies / information from two forms of identification to include driving licence and /or passport and current utilities bill, the information will be passed to a third party for verification, this check does not affect your credit rating, no sale will be agreed without the necessary checks being complete.

Anti-Money Laundering (AML) – Town & Country are obligated to complete anti-money laundering checks on any buyer who makes an acceptable offer for this property. The AML checks need to be completed in branch, so if you would like to make an offer on this property, please contact the office in order to make the necessary arrangements.

Our staff would be happy to discuss the requirements with you. Please note it is necessary that the checks are completed before any offer can be accepted.

Data Protection

We retain copyright in all advertising material used to market this property.