

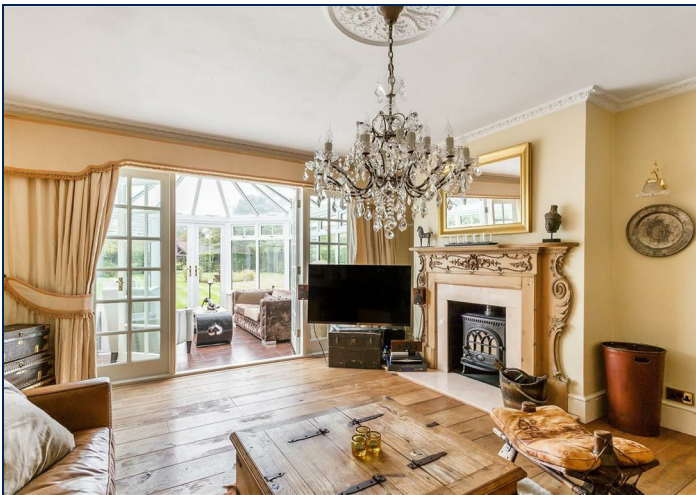


EQUUS

Country & Equestrian



The Moat House



The Moat House, Two Mile Ash Road, Horsham, West Sussex RH13 0LA

Dreams are made of this! An exclusive equestrian and country residence, set well back from the lane, surrounded by its own moat, amidst landscaped grounds of 10 acres (*TBV) with feature walled swimming pool and recreational area, tennis court impressive equestrian complex plus a further Coach House apartment and additional staff/grooms flat.

The comprehensive equestrian facilities are ideal for a competitive rider/trainer needing a well located South East Base and include an immaculate brick stable yard of 12 loose boxes plus further 6 box yard, tack room, staff room, therapy room, solarium, Staff/Grooms Flat, all weather manège 20m x 60m, surfaced 20m lunging ring (both Martin Collins surface), sand surfaced turn out areas, grass paddocks and surfaced canter track around the perimeter of land.

Miles of uninterrupted riding and country walks can be enjoyed over surrounding countryside via The Downs Link bridle path adjacent to the property.

This unique country and equestrian property is reached by a formal drive and offers a perfect sanctuary away from the 'hustle and bustle' yet is easily accessible being just 55 minutes to London by train and within easy driving distance of the M23.

LOCATION & AREA AWARENESS

The property is situated in a beautiful rural location about 2 miles to the south west of Horsham town centre which provides a comprehensive selection of shops, leisure and recreational facilities including The Carfax with its cobbled streets and varied restaurant quarter.

The area boasts several excellent state and private schools for all ages including Southwater Infant and Junior Academies, Castlewood Primary School, Christ's Hospital, Millais Girls and Forest Boys Schools, Tanbridge School, Farlington Girls School, Pennthorpe and Cottesmore. Recreational facilities in the area include golf at Slinfold, Rookwood Park, Horsham Golf and Fitness Club and the West Sussex Golf Club at Pulborough;

Show jumping and Dressage at Hickstead, polo at Cowdray Park and miles of uninterrupted riding and country walks can be enjoyed over beautiful surrounding countryside via The Downs Link bridle path adjacent.

The property is ideally situated for those requiring a rural setting yet within easy reach of excellent facilities and communications. Horsham rail station (2 miles) offers a 55-minute service to London Victoria/London Bridge and the M23 and wider motorway network are easily accessible.

Gatwick Airport approx. 17 miles, Guildford approx. 21 miles and Central London approx. 43 miles.

THE DOWNS LINK

A 37 mile (59km) shared route linking the North Downs Way with the South Downs Way.

The route follows two disused railway lines and crosses the Surrey Hills, the Low Weald, the South Downs and the Coastal Plain. Since the trains departed in the 1960s the embankments and cuttings have become a green corridor for wildlife and people.

The route connects a variety of habitats, passing banks of wildflowers, trees, hedges, woodlands, rivers, ponds and streams.

This long distance bridleway was opened in 1984; It connects the North Downs Way with other long-distance routes such as the South Down Way, Wey South Path, Greensand Way, Sussex Border Path and National Cycle Network routes 2 and 22.

You can join the northern end of the route at St Martha's Hill, Guildford Surrey. For an alternative flatter route, join the Shalford Park cycle route from Guildford town centre, which is in easy reach of the train station. This will link up with the Downs Link at Broadford Road, Shalford. The southern end of the route can be found at Shoreham-by-Sea, West Sussex. There are also plenty of opportunities to join the Downs Link somewhere in between.

ACCOMMODATION - refer to the floor plan

The property is accessed via electric wrought iron gates leading into a sweeping driveway with the master residence approached by a bridge over the 'stocked' moat into a generous parking area with adjacent detached coach house and garaging.

Formal gardens set to the side lead through to the 'Venetian style' outdoor pool which is neatly hidden away within a walled area offering total privacy and a large patio extending from one side of the house has steps leading down to the moat with a further wooden arched bridge connecting the patio to the gardens and wooded area on the far side of the moat. Pure bliss!

You can take to the water on a little rowing boat complete with fishing rods for catching Roach, Rudd, skimmers and Carp or enjoy a swim in the heated pool followed by a relaxing al fresco meal in the glorious walled gardens complete with covered recreation area, games room, kitchenette, bar, changing room and sauna.

The luxuriously appointed accommodation presents ideal options for those keen on entertaining and for a growing family offering all the facets of modern living while retaining much character having light well-proportioned rooms with good ceiling height and with views from almost every window making the most of the stunning location and creating an ambiance of space and light throughout. Every aspect of the interior is presented to a superior standard and seamlessly blends a rich combination of traditional elegance with the latest technology.

MASTER RESIDENCE

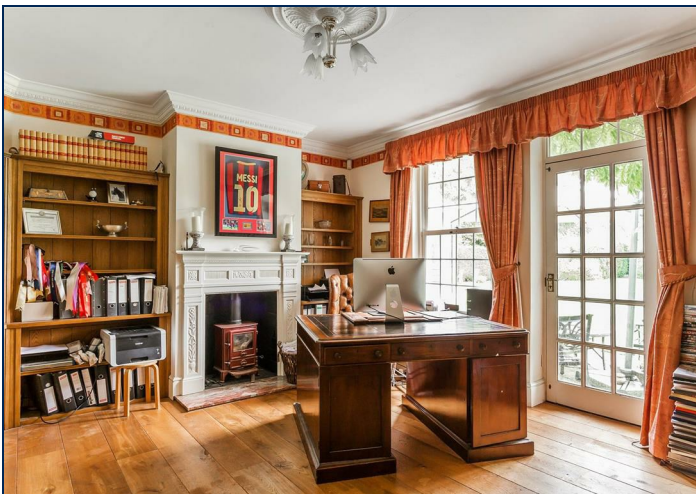
GROUND FLOOR: (4704sqft) Reception Hall, Dining Room, Drawing Room, Sitting Room Conservatory, Study/Library, Snug, Kitchen & Breakfast Room, Utility Room, Boot Room, Cloakroom.

FIRST FLOOR: Master Bedroom 1 PLUS En-suite, 4 further Bedrooms (2 En-suite), Two Family bathrooms/shower rooms.

THE COACH HOUSE - refer to the floor plan

Located to the side of the drive and to the rear of the main house above the garage in all 861 sqft. Very well appointed and recently re-furnished 3 bedroom apartment with a main central sitting room divided by a breakfast bar open to the kitchen. Ideal for extended family or further staff.





THE GROOMS/STAFF FLAT-refer to the floor plan

Located near the equestrian facilities and yard. Kitchen/Dining area, stairs to the first floor with Sitting Room, separate Bedroom and Shower Room.

RECREATIONAL FACILITIES /SWIMMING POOL

A large single storey open timber barn (1733sqft) with feature beams to the ceiling incorporating a large games room, recreational pool area, kitchenette , changing room , WC, store room and plant room to one end. This all surrounds the walled area with the heated swimming pool.

SWIMMING POOL: Fully heated with filtration system.

TENNIS COURT: Hard surface and fully enclosed.

SAUNA: Finnish made sauna located to the side of the recreational building and over looking the cool moat waters and side gardens.

EQUESTRIAN FACILITIES/OUTBUILDINGS

Floor plans on line and in brochure. The equestrian facilities can be accessed either from the back of the house/garden /recreational facility or a central wide vehicle access which leads to a turn out area and arenas via a bridge over the moat.

OUTDOOR ARENA: 20m x 60m Martin Collins newly laid surface.

LUNGING PEN/ARENA: 20m Martin Collins newly laid surface.

MARTIN COLLINS SURFACE: Developed to support big-moving performance horses, Ecotrack is the arena surface of choice for professionals and international events alike, where secure footing and durability are paramount.

World-class competition surface, Ecotrack, is a blend of mixed fibres, high-grade industrial washed silica sand and PVC granules. Each innovative surface is carefully weighed and blended with a wax coating, to give exceptional energy return and stability. Dust free/No irrigation system needed.

LINEAR HORSE WALKER: Located near the therapy complex.

CANTER TRACK: The track has been surfaced using the old riding arena surface and goes around part of the land to the rear near the The Downs link.

THERAPY ROOM / TACK ROOM & GARAGE BLOCK - Completely re-modelled by the current owner to incorporate the three listed parts. The therapy room has water and heat bulb canopy and tie up points for vet visits as well as grooming.

The internal tack room also incorporates the owners 'yard' office and desk with telephone and is fully carpeted and lined in timber panels with large sofa. A further garage is located to the rear. A generator has been installed to service the power needs for this block. A LINEAR HORSE WALKER to the side is also included in the sale.

MACHINE STORE: Brick built located near the equestrian facilities.

LAND & GROUNDS - refer to the site plan

The fields have been divided up into small secure turnout areas using high quality hardened plastic posts and electric wide tape fencing to protect the Dressage Horses. They are accessed by a central walk way. The whole site is approximately 10 acres (*TBV). There is a plan of the site on the web site but also in the media content within the brochure.

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. Where available a Title Plan from Land Registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have

been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements at their own cost by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Horsham District Council

MAIN HOUSE SERVICES: Oil central heating. Private drains. Electric Induction stove.

TAX BAND: H

EPC RATING: E 45/75

COACH HOUSE /ANNEXE SERVICES: Oil central heating. Private drains.

EPC G 9/50

GROOMS FLAT SERVICES: Electric wall mounted heaters. EPC G 1/100

POOL HEATING: Oil.

AGENTS NOTE: Two new boilers were fitted/installed for the the properties in 2018.

VIEWING ARRANGEMENTS

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

T: 01903 759055 or 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

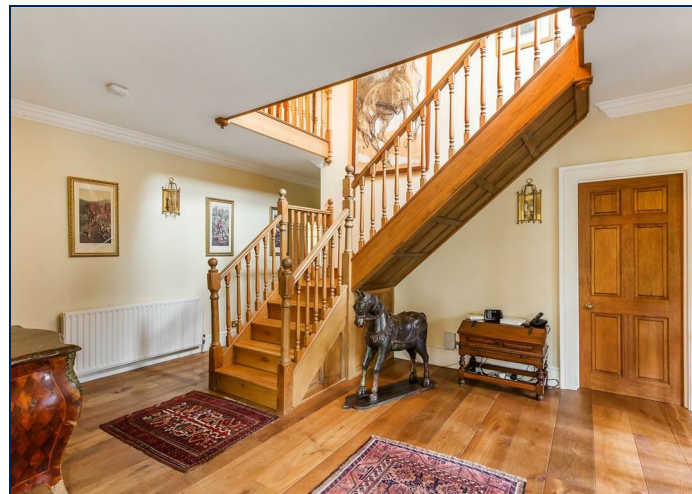
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DIRECTIONS

The property is not visible from the road. Please contact the agent for the full address and post code for use in SatNav if not extracted from the brochure.

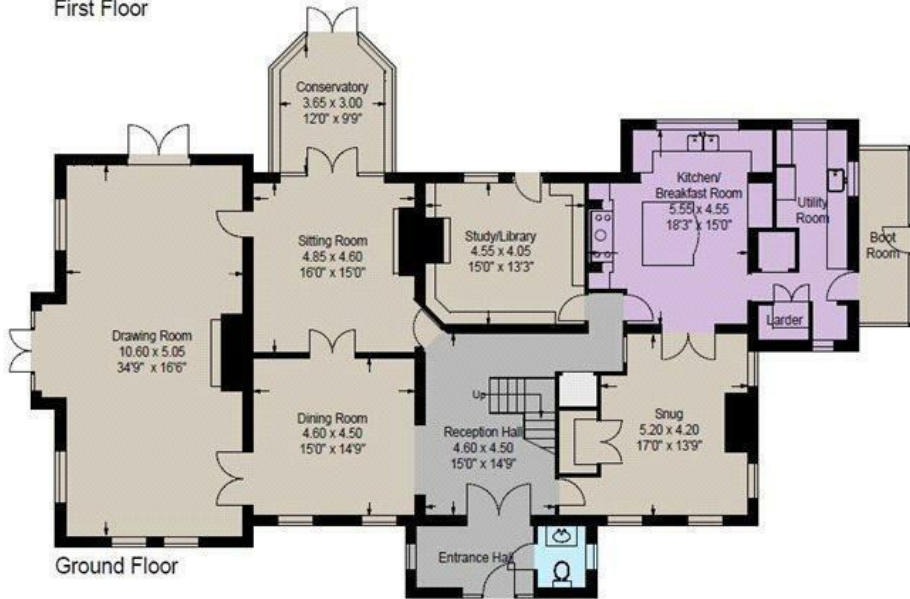
From the A24 exit on the Hop Oast Roundabout for the B2237 Worthing Road towards Horsham. After 0.7 mile turn left into Tower Hill (The Boars Head Public House is on the corner). Continue on this road and it will become Two Mile Ash road after a sharp bend to the left (not a junction). Continue for 1.7 miles and the gated entrance to the property is on the right.

Offers in the region of £3,200,000





- General Circulation Areas
- Domestic (Kitchen/Utility etc)
- Reception Rooms
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



Approximate
Gross Internal Floor Area
House: 437sq.m. or 4704sq.ft.

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Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

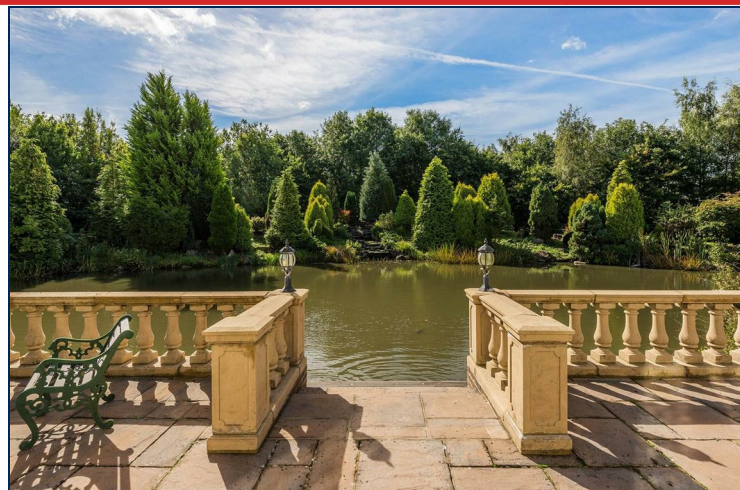


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		75

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			
England & Wales	EU Directive 2002/91/EC		73

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