



2 | Stocks Fields | Wiston, Nr. Steyning | West Sussex | BN44 3DU

H.J. BURT
Chartered Surveyors : Estate Agents





- A 3-bedroom semi-detached country cottage occupying a desirable position in the rural village of Wiston with super, far-reaching views, across the Wiston Estate and to the South Downs National Park.
- Entrance hall, South facing sitting room with wood-burning stove & opening to dining room, kitchen/breakfast room, cloakroom. 3 first floor bedrooms & bathroom.
- Large South facing garden with timber framed shed/workshop.
- Off-street parking for several cars and including detached garage.
- Offering potential to extend (subject to all necessary consents).
- Vacant possession and with no onward chain.

Description

2 Stocks Fields comprises an appealing freehold, semi-detached country cottage in a lovely rural location with super views over adjoining farmland within the Wiston Estate and to the South Downs and including to Chanctonbury Ring. The cottage is set within a good size South facing garden with timber framed shed/workshop. The property is approached by a gravelled driveway off Spithandle Lane with parking for several cars and leading to the detached garage which has power and water.

The garden includes an area of grass with a beautiful, mature magnolia tree, acer and a variety of other mature plants and shrubs. The cottage benefits from double glazing throughout and is considered to offer good potential for further extension, subject to all necessary consents.

The well-presented accommodation is spread over two floors. To the ground floor, there is a downstairs cloakroom and which houses the Oil boiler, and then through to the large country style kitchen with wooden work tops, fitted cupboards, electric 5-ring Rangemaster cooker, integrated appliances and with space for a dining table and an area for utilities and then leading to the South facing sitting room with log burner to the fireplace and which in turn opens into the dining area with doors out to the garden.

To the first floor there are three double bedrooms and family bathroom comprising a modern suite with bath with shower over, w.c. and basin. The principal bedroom includes

large built-in wardrobe and along with Bedroom 2 is South facing with super Downland views. Bedroom 3 faces West and also benefits from a large built-in wardrobe and views.

Location

2 Stocks Fields is situated to the Western end of Spithandle Lane which links Wiston to the B2135 road to Ashurst in the East and to Hole Street to the West. Hole Street links with the A283 to the South and Ashington village to the North-West. Nearby is the historic Bunton Chapel and with The Wiston Meeting Room with its occasional pop-up pub a short walk away. The nearest shopping facilities are at Ashington, approx. 1.5 miles which includes a range of local facilities with late-opening convenience store, popular Red Lion public house with restaurant, a separate Indian restaurant and the historic parish church of St. Peter & St. Paul and Ashington C of E Primary School.

More extensive facilities can be found at the old market town of Steyning with its fine range of period houses and buildings of historic interest approx. 3.5 miles to the South-East, and offering a good range of local shops, public houses, restaurants, sports centre with swimming pool and library.

The surrounding area to the property is rural, yet extremely convenient for all mains routes, the A24 linking Worthing to the South, approx. 10 miles, and Horsham to the North approx. 12 miles. The A24 also provides dual carriageway connections to the A27/M27 coastal route to the South and the M23 to Crawley and Gatwick Airport approx. 30 miles.

There are extensive walks available from the doorstep over beautiful neighbouring countryside.

Information

Property Reference: HJB02779

Photos & particulars prepared: March 2024 (Ref LG)

Services: Mains water, electricity and drainage are connected. Oil-fired central heating.

Title Number WSX136408.

Local Authority: Horsham District Council

Council Tax Band: 'E'





Directions

What 3 Words //cleanest.drama.replenish

From the A24 heading South of Horsham continue South at the traffic lights at the Buck Barn crossroads junction with the A272. After approximately 5 miles take the small left hand turning signposted to Ashington village & Wiston. Having left the A24 after a short distance you will come to a T junction, turn right on to Hole Street and continue along this road, round a sharp right hand bend and take the next left hand turning into Spithandle Lane. The property will be found a short distance on the right side.

Viewing

An internal and/or external inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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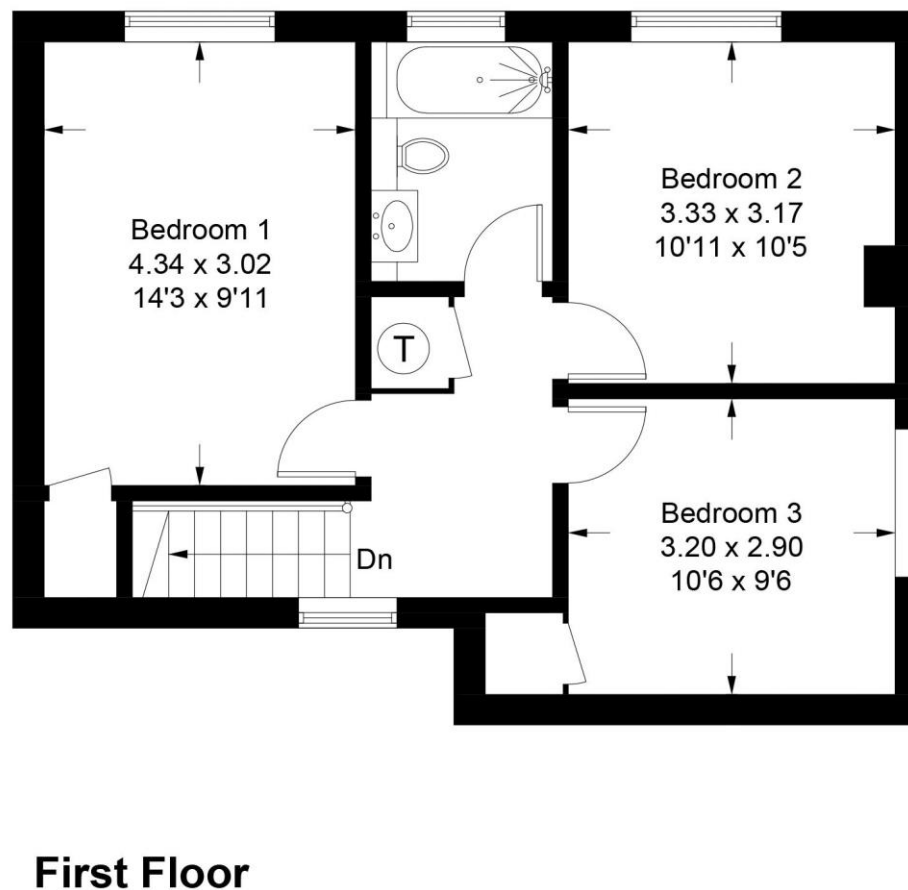
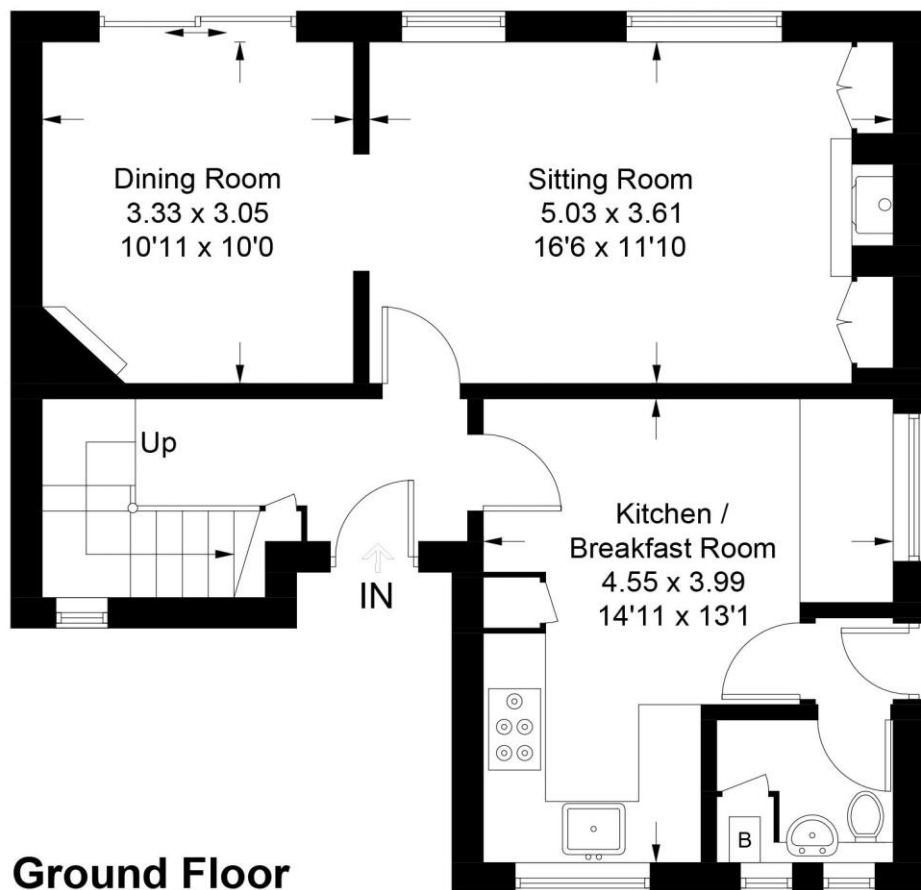
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		



Stocks Field, BN44

Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1058880)



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