



Peppers Farmhouse | Peppers Lane | Ashurst | West Sussex | BN44 3AX

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price £1,850,000 | Freehold



- A handsome & substantial country house of Victorian origins situated in a superb, unspoilt, yet readily accessible rural location on the rural outskirts of the sought-after small village of Ashurst. Freehold. Council Tax Band G. EPC E.
- With very appealing family accommodation (c. 3,300 sq. ft.) spread over two floors & with super rural outlook over the property's own land & countryside beyond.
- Entrance hall, galleried reception hall, double aspect drawing room, dining room, family kitchen with Aga/breakfast room & sitting room, study, utility & cloakroom.
- Galleried landing, principal bedroom suite, four further bedrooms & family bathroom.
- Gated driveway to triple garage. Attractive large garden with distant views.
- Smart equestrian facilities including 3 stables & fodder store, 43m x 22m manege & paddock.
- Extending overall to approximately 4.30 acres (1.74 Ha).

Description

Peppers Farmhouse comprises a handsome and substantial country house believed to originally be of Victorian origin and substantially extended and altered during the second half of the last century. The property occupies an unspoilt, yet readily accessible rural location on the outskirts of the small village of Ashurst and with very fine views over the property's own land and countryside beyond. The house is set within a useful area of land with the attractive large garden and private gated driveway with garaging then opening to a **good range of equestrian facilities** including three modern stables, fodder store, manege and adjoining paddock and with the property as a whole extending overall to approximately 4.3 acres (1.74 Ha) and with good rural hacking readily accessible from the lane and interconnected bridleways.

The house includes mellow brick and part tile hung elevations with decorative club courses and pretty leaded light windows recently redecorated in an off-white fawn colour and offset by colourful mixed climbers, herbaceous plants and specimen roses.

From the front drive the front door leads into the entrance hall which in turn opens into an impressive **part galleried reception hall** with drinks and coat cupboards off, polished wood floor and double doors opening into the **double aspect drawing room** which enjoys a particularly fine outlook over the garden and land beyond and with French doors leading out thereto as well as fireplace with pretty polished wood surround.

To the other side of the hall, access to rear hall with part glazed door to the outside, **cloakroom, study** and **utility room** off which includes Kidd oil-fired boiler, Belfast sink and plumbing for washing machine. The **dining room is also double aspect**. The **good size kitchen/breakfast/family sitting room forms the heart of the house** with a smart range of fitted units with Corian worktops with cupboards and drawers below, point for dishwasher, sink unit, oil-fired **Aga** with separate electric unit to one side, ceramic tiled floor and thence opening up from the breakfast bar to a dining area and sitting area that directly overlooks the garden and land and with French doors to the garden to one side.

To the first floor from the **galleried landing** there is one of three roof access points and also linking to an inner landing with linen cupboards and thence door to the principal bedroom suite. This **large main bedroom is double aspect with super views** over the land and across to the stables, range of fitted wardrobes to one wall and with **generous en-suite bathroom** also with good views and with white suite including bath with hair shower attachment, tiled floor, w.c. and twin wash hand basins within fitted oak stand. **Bedroom two is triple aspect and also enjoys fine views**, pedestal wash hand basin and fitted cupboards and **may offer scope for creating an en-suite** to one end with the wall backing onto the **family bathroom comprising a smart modern suite** including bath with hair shower attachment, w.c., wash hand basin, separate shower cubicle and wall and floor tiling. **Bedroom three is also a large double** and **bedrooms four and five** have sealed period fireplaces and small cupboards.

Outside, the property is approached from the initially shared outer driveway leading to the neighbouring property, Peppers Farm, and to Peppers Farmhouse's own **private gated driveway** which leads to the front of the house and **garaging** with good parking and turning for several vehicles adjoining the detached brick and tile garage with twin up and over doors to double and single garages with power and light connected, plus **electric vehicle charger point**.













A very attractive feature of the property is the **large garden with wide expanses of lawn and mixed colourful herbaceous and shrub borders and with fine views** over the land and beyond.

From the driveway, a spur leads to the **discreetly located stable yard including modern timber range of three boxes and fodder store** and gated and post and rail fenced concrete apron to the front and with power and water connected. The **42m x 23m manege includes a pvc surface renewed in 2018** with post and rail outer boundaries and with side gateways into the **adjoining paddock** which gently slopes to the North and with post and rail fencing to two sides and outer mature hedged boundary to the other side. **The property as a whole extends overall to approximately 4.30 acres (1.74 Ha).**

Location

The property is located on the rural outskirts of the sought-after small village of Ashurst with its popular Church of England primary school with the adjacent cricket and recreation ground, St. James' Church, a classic country pub at The Fountain, plus a variety of community events centred around the modern village hall.

The historic old market town of Steyning is approx. 4.5 miles away and provides a good range of shops and amenities for everyday needs including a supermarket, restaurants and pubs, a sports centre, primary school and secondary school at Steyning Grammar School. The market town of Horsham is c. 10.75 miles distant and offers a more comprehensive range of facilities as well as mainline railway station with services to London Bridge and London Victoria.

The nearby South Downs National Park provides many miles of spectacular walking and bridle paths, whilst the coastal, business and entertainment City of Brighton & Hove is some 16 miles distant. The A24 is within convenient reach providing fast access to the historic market town of Horsham, the M23, Gatwick Airport, London and the wider motorway network.

Information

Property Reference: HJB02219

Particulars prepared: April 2024 and photos June 2022(Ref RBA).







Freehold title number WSX115099.

Services: Mains water and electricity are understood to be connected. Oil fired central heating via Kidd boiler to radiators. Private upgraded drainage system. Ohme E.V. charger in the garage.

Local Authority: Council Tax Band: 'G'

Directions

From Steyning, travelling North to Ashurst, upon entering the village and coming up the hill, take the left hand turning into School Lane and before the Fountain Inn on the right-hand side. Continue down School Lane passing the school and when the lane then merges with Peppers Lane. Continue along this lane and the driveway to Peppers Farm and Farmhouse is the second to be found on the left-hand side. Alternatively, travelling South from Horsham direction along the A24, take the turning at the Old Barn Nurseries at Dial Post and continue past the garden centre along Honeybridge Lane taking the sharp left-hand bend as the lane then becomes Peppers Lane and thereafter take the second driveway on the right (within 2.25 miles of the A24).

What3words:///croutons.vibrating.mastering

Viewing

An internal 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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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





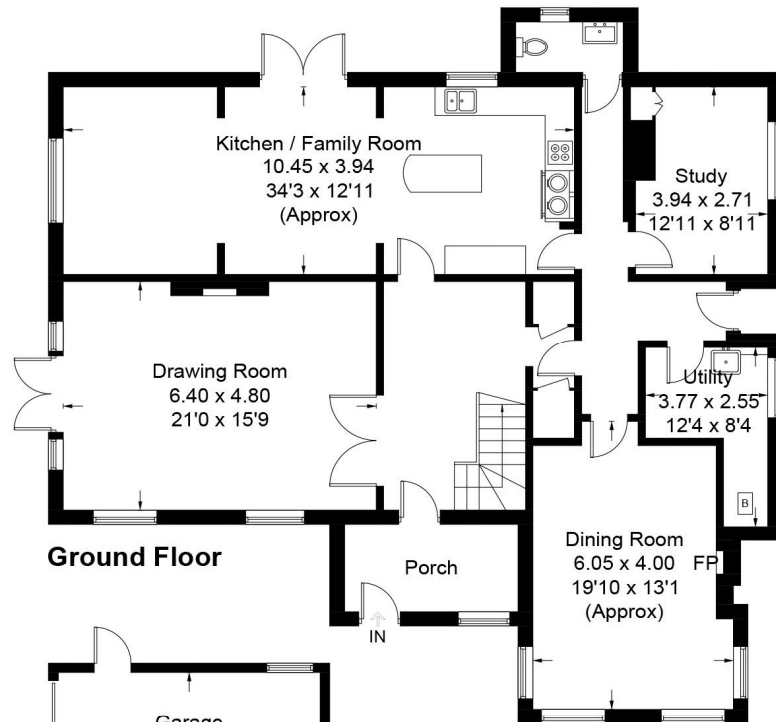
Peppers Farmhouse, BN44

Approximate Gross Internal Area = 307 sq m / 3304 sq ft

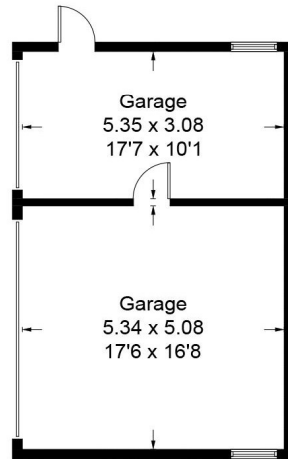
Stables = 66.3 sq m / 714 sq ft

Garage = 44.7 sq m / 481 sq ft

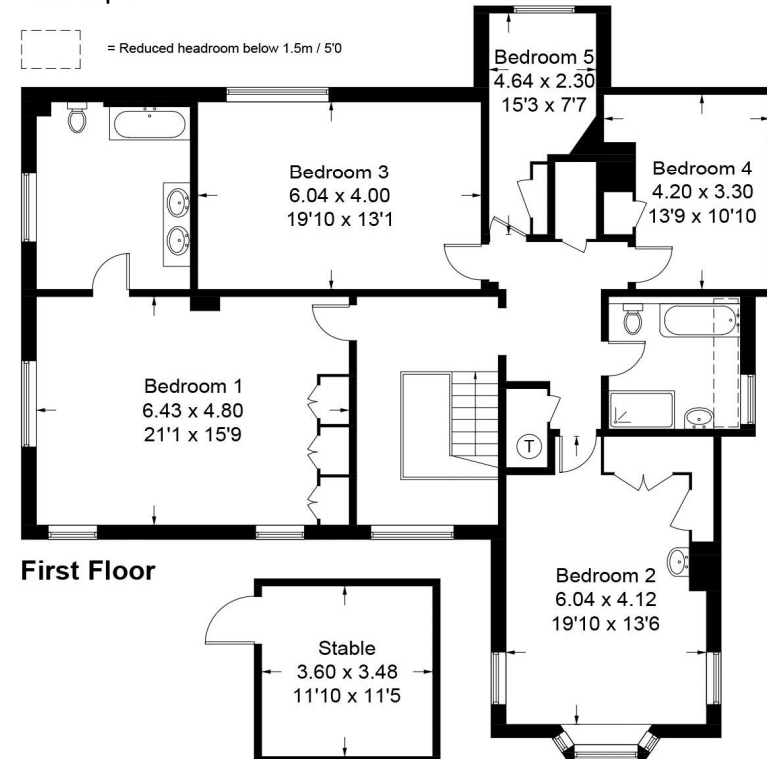
Total = 418 sq m / 4499 sq ft



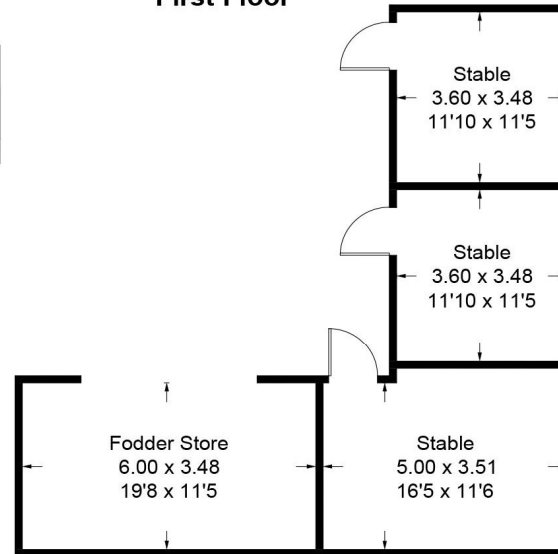
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			
		69	67

PRODUCED FOR H.J BURT ESTATE AGENTS.

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 2022.(ID867627)



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