



Connells

Silver Birches Effingham Road
Burstow



Property Description

A well-equipped 3-bedroom equestrian property set with approximately 4.68 acres of land, with 5-star facilities including an Olympic size Arena (sand/rubber surface), secure workshops/storage, purpose built workshop, and a stable block of 2 loose boxes with a secure tack room, all within the gardens, grounds and paddocks.

The stunning detached family home offers 3 double bedrooms, and occupies a semi-rural position set back from the road and is entered via modern sliding electric gates. This leads onto a wide private driveway which permits spacious parking for Equestrian and domestic vehicles.

This property is well located for those with competitive equestrian interest with several venues within easy reach including Felbridge and Ardingly Show grounds, Golden Cross Equestrian Centre, horse racing at Lingfield Park, and Hickstead all England showjumping course.

This property is not to be missed, contact us now to arrange your viewing.

Entrance Hall

Door to the front, two storage cupboards, carpeted stairs leading to the first floor.

Living Room/ Reception Room

25' 5" x 16' (7.75m x 4.88m)

Dual aspect with two double glazed windows to the front, double glazed window to the rear, double glazed French doors leading to the rear garden, six classic wall lights, two radiators and Minster stone feature fireplace.

Dining Room/ Reception Room

15' 9" x 12' 1" (4.80m x 3.68m)

Dual aspect with double glazed window to the front and double glazed French doors to the rear, radiator, air conditioning unit, open natural brick feature fireplace with quarry tiled hearth and oak mantel.

Kitchen/ Breakfast Room

17' 8" x 10' 9" (5.38m x 3.28m)

Refitted kitchen with a range of base and eye-level cream units, laminate work surface surrounding with stainless one and-a-half bowl sink and drainer, roll-top work surfaces surrounding with tiled splashback, single electric oven, 4 ring gas hob with cooker hood over, integrated fridge/freezer, space and plumbing for dishwasher, space for large table, double glazed window to the rear, tiled flooring, door leading to:

Inner Hall

Large recess storage space, doorway leading to:

Utility Room

10' 10" x 9' 2" (3.30m x 2.79m)

Work surface, space and plumbing for washing machine, ceramic tiled flooring, double glazed windows to the side and rear, and double glazed French patio doors leading to the rear garden.

Toilet

Low level W.C., and wall mounted gas boiler.

Landing

Two double glazed windows to the front, radiator and loft access.

Bedroom One

14' 9" x 12' (4.50m x 3.66m)

Double glazed window to the rear, radiator door leading to:

Jack And Jill En-Suite

Low level W.C., wash hand basin, walk-in corner shower cubicle with shower over, part tiled walls, tiled flooring, spot lighting, radiator.

Bedroom Two

12' 6" x 12' 1" (3.81m x 3.68m)

Double glazed window to the front, radiator, air conditioning unit, door leading to the Jack and Jill style bathroom,

Bedroom Three

18' x 12' (5.49m x 3.66m)

Dual aspect with double glazed window to the front and double glazed window to the rear, radiator, and air conditioning unit.

Bathroom

Double glazed window to rear, enclosed panelled bath with mixer taps, separate tiled shower cubicle, low level W.C., vanity wash

hand basin with storage under, radiator, extractor fan, vinyl flooring, airing cupboard with shelving above and spotlights.

Front Garden

Electric fob wide gated entrance leads you into the gravelled driveway offering plenty of parking and space for Equestrian and domestic vehicles, access to the car port and double garage. There is a large area laid to lawn with walled and fenced borders.

Rear Garden

The beautiful rear garden is private and principally laid to lawn with mature trees and planting. There are various seating areas, and a gravel pathway giving access to the Equestrian facilities.

Garage

Double garage, with two separate double door openings, window to the side, pedestrian door to the side, power and light. Currently being used as a machine store with mezzanine floor above with storage

Gym/Workshop/Shed

Timber-built workshop with two double glazed windows to the front, double glazed French doors to the front, spot lighting, door leading to the shed/storage area with double glazed French patio doors leading to the front.

Equestrian Facilities

60 x 25m Olympic size OUTDOOR ARENA with rubber and sand surface membrane.

STABLE BLOCK: A detached block of x 2 loose boxes located on entry from the rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP403710

Directions to this property:

Travelling from our Agents office on Copthorne Bank, head south on Copthorne Bank to traffic lights and turn right onto Effingham Road (B2037). The property will be on the right-hand side after 350 metres just before the Old House Inn.

EPC Rating: D

Tenure: Freehold



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