



Jendens Farm, Shipley, West Sussex





A Grade II listed Sussex farmhouse, Jendens Farm is situated in an **enviable position** at the head of a long private drive, surrounded by beautiful gardens and pond with an impressive stable yard.

Summary of accommodation

Main House

Entrance Hall | Dining room | Study | Family room | Drawing room | Kitchen/breakfast room | Utility Room | Six bedrooms | Two bathrooms

Outside

Office | Two tack rooms | Kitchenette with WC | Fifteen stables | Two bullpens | Six barns | Shed | Boathouse

Outbuildings circa 22,000 sq ft

In all approximately 121 acres

Distances

Horsham 8 miles (National Rail London Victoria, Waterloo and London Bridge in less than an hour), Haywards Heath 13.5 miles (National Rail London Victoria, Waterloo, London Bridge in just over 30 mins) Petworth 14 miles, Gatwick 23 miles, Chichester 25 miles, London 47 miles (All distances and times are approximate)



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Situation

Jendens Farm is a charming Sussex farmhouse, Grade II listed, situated just outside the village of Shipley in West Sussex. The house is approached via a remarkable long driveway, enclosed by estate fencing, winding through much of the 121 acres, crossing a natural ford, and sweeping up to the main house. The property boasts beautiful mature gardens, with the northeast side bordered by a naturally fed pond. A pontoon off the kitchen creates a picturesque spot for sitting and al fresco dining.

The main house features several living rooms, most notably the open-plan drawing room, which combines two living spaces, an inglenook fireplace, and impressive stone flooring. The property also offers potential for expansion, with previously approved, though now lapsed, planning permission for a number of extensions. All information can be found on Horsham District Council's website. (<https://www.horsham.gov.uk/>)



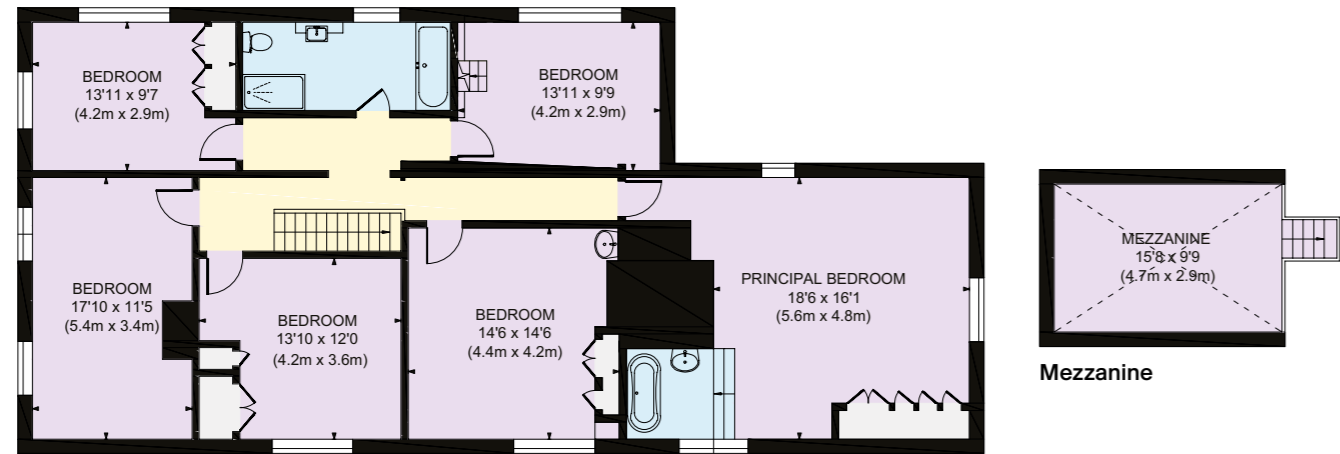


Main House

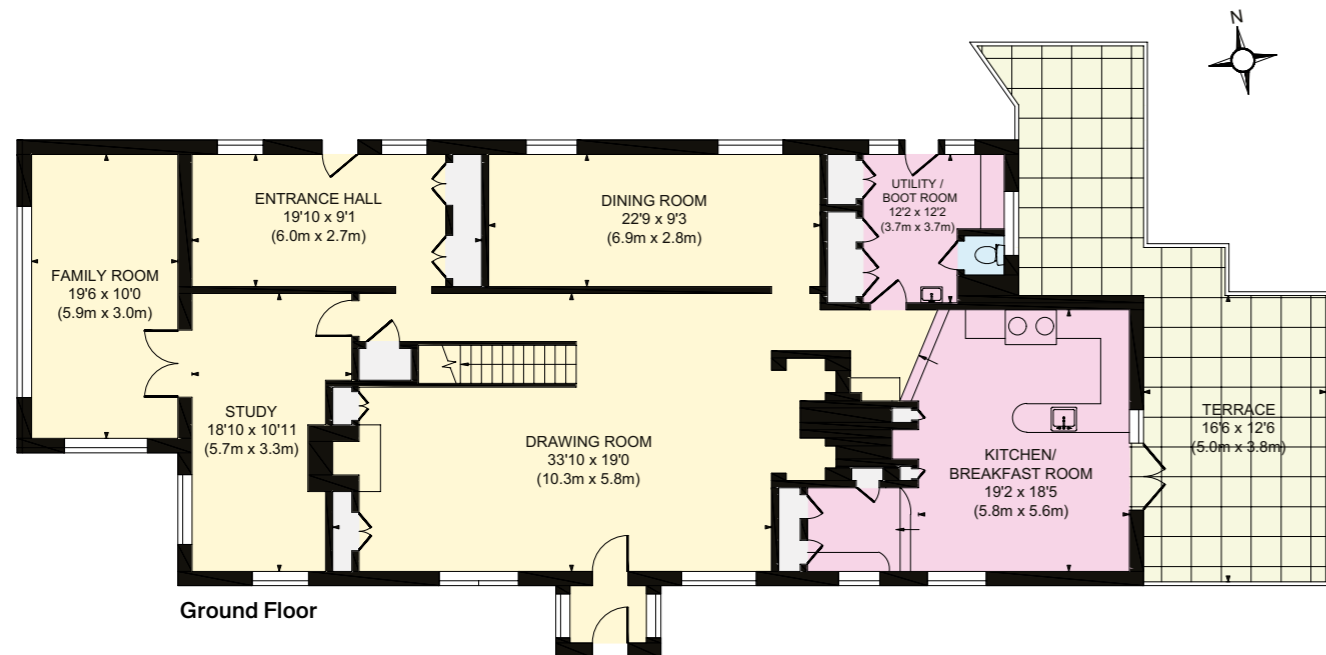
Approximate Gross Internal Floor Area
3770 sq. ft / 350.25 sq.m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

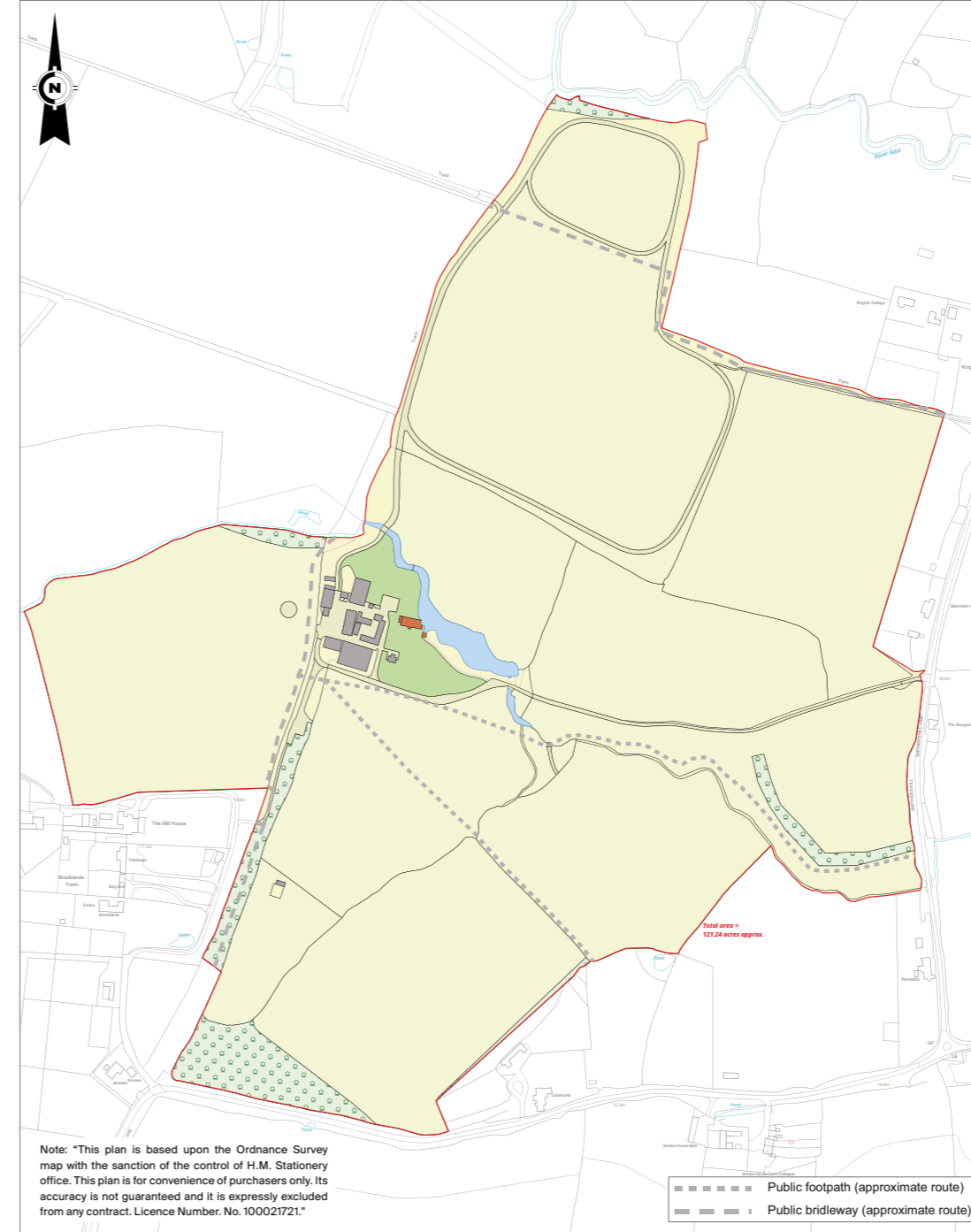




Grounds, gardens, and outbuildings

Adjacent to the house is a detached building currently used as an office, along with a boathouse accessible from the kitchen pontoon. The property also includes several large agricultural buildings, 15 stables, a tack room with water feed, a chicken run, and two mobile homes. There is a disused building to the south of the property, accessible from the historic rear drive. The estate offers approximately 22,000 square feet of space dedicated to equestrian use. In addition to the previously approved, now lapsed, planning permission for the house, there was also lapsed planning permission for a riding school, lung pen, and three-bay extensions. Further details can be found on Horsham District Council's website under the relevant planning reference numbers DC/04/1382 through to DC/11/1359 (<https://www.horsham.gov.uk/>)





Property information

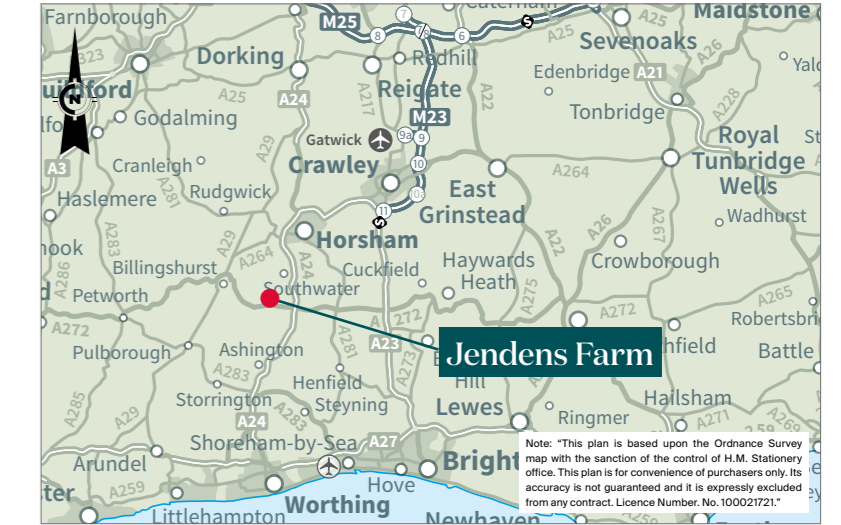
Tenure: Freehold

Local Authority: Horsham District Council

Council Tax: Band G

EPC Rating: Grade II listed

Services: Our client informs us that the property is on mains water, electric, oil fired central heating and private drainage.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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