



**COCKERHILL STABLES,
HAMPSHIRE**

COCKERHILL STABLES, ROGATE, PETERSFIELD, HAMPSHIRE, GU31 5EJ

Offers in excess of £380,000

Located on the outskirts of Rogate, with fantastic views across the South Downs countryside, Cockerhill Stables offers approximately 8.5 acres of grazing land and 6 stables on free draining, sandy soil. Available as a whole or as two separate lots.



Lot 1 – Approximately 3.57 acres with 6 stables, Guide £240,000

Lot 1 comprises; 6 stables with hay store,

Outbuildings to include:

- Block of two boxes with a good-sized hay store
- One 12ft x 12 ft box and a feed store
- One Pony stable/ store
- 3 boxes and tack room

The property also benefits from a **riding paddock**, ideal for training and exercising, while the remaining paddocks offer year-round turnout, securely fenced with post and rail fencing. A central track runs through the paddocks, allowing easy access and movement between areas.

There is a garden and seating area in front of the stables and plenty of space for parking a lorry or trailer adding to its practicality

Lot 2 – Approximately 4.9 acres Guide £170,000

Adjacent to Lot 1, Lot 2 offers approximately 3.7 acres of **free-draining sandy soil**, divided into a single large paddock. Surrounded by post and rail fencing, this paddock is ideal for grazing and enjoys stunning views of the South Downs and the surrounding countryside.

This property presents an excellent opportunity for those seeking additional land to complement Lot 1 or as a stand-alone parcel for grazing or recreational use.

Both lots together or individually offer great potential for equestrian use with the benefit of beautiful countryside views and convenient access to local riding trails.

Further information

Services: Water and electricity connected

Local Authority: Chichester District Council

Located within the South Downs National Park

Tenure: Freehold





CHURCHILL
COUNTRY & EQUESTRIAN

Lot 2
4.9 acres (2.019 ha)

Lot 1
3.57 acres (1.402 ha)

Mottistone Cottage

Track

Tenwick Hill House

Stark's Heath

Gumbers Ho

11.6m

75.3m

Other Useful Features

