

# CLOVER ASHES WEST SUSSEX



**CHURCHILL**  
COUNTRY & EQUESTRIAN

# Clover Ashes, Newpound, Wisborough Green, West Sussex, RH14 0AX

On the market for the first time in 41 years, a substantial family home with attractive gardens, four stables and some 11 acres of flat pastureland. Clover Ashes offers a fantastic opportunity with its generous and versatile living with some 4/5 bedrooms. Overlooking its own pastureland ideally located on the outskirts of the sought after village of Wisborough Green.

- **Substantial 4/5-bedroom property**
- **11 acres of pastureland divided into paddocks**
- **40m x 20m sand school**
- **Attractive gardens**
- **4 stables with tack room and hay barn**
- **Circular driveway with plenty of parking for multiple vehicles**
- **Double Oak framed garage with storage space**
- **Stunning countryside views**
- **Semi-rural location outside of Wisborough Green village**



## The Property

Clover Ashes is approached by an electric gated entrance and impressive tarmac and gravel circular driveway, the lawned centre of the drive features mature trees, flagpole and ornamental well creating a picturesque first impression.

The beautifully landscaped rear gardens offer multiple seating areas, spacious patios—including a walled and hedge-lined dining patio—a charming pagoda, a water fountain, and a generous lawn bordered by a picket fence.

Upon entering the property, you are welcomed by a large, bright sunroom with stunning views of the gardens and paddocks. To the right, you'll find the bespoke D.G. Clifton & Son kitchen and utility room, featuring fitted cabinets and granite countertops. The kitchen flows into the spacious and bright dining room and sitting room, both showcasing parquet flooring and the principal staircase. The sitting room offers an open fire and double doors leading to one of the patio areas with a central pond and water fountain.

To the left of the main entrance lies the sunroom, a study/bedroom, a games room, and a WC. This wing of the house is ideal for a potential annex, featuring a secondary staircase and an attractive enclosed patio and garden area extending from the fifth bedroom/study.

Upstairs, there are four double bedrooms, two with en-suites, and one with a balcony offering panoramic views of the land. Additionally, there is a family bathroom and a separate WC.

## Outbuildings

- 4 wooden stables with tack room and hay barn
- Oak framed double garage with storage space and scope for further mezzanine storage
- Workshop with large doors for vehicle access or tractor storage
- Garden shed
- Three Field shelters, one servicing two separate paddocks

## Land and stables

The paddocks lie relatively flat, divided into four good sized paddocks with post and rail fencing and are well sheltered with mature trees and hedges to the perimeter. There is access from the rear paddocks linking nearby bridleways.

The four-box stable yard is charming and compact, nicely tucked away to the side of the property with concrete path leading to the 40m x 20m sand and rubber sand school complete with post and rail fencing.

### Location

Located on the outskirts of the sought after village of Wisborough Green, within a short drive from the village shop, post office and selection of local pubs. There is a good chose of schools in the area in both the private and public sectors.

For equestrian enthusiasts, there are several show centres within easy reach, including Coombelands, Pyecombe, Sands Farm, and Hickstead. Nearby bridleways provide access to riding routes on Malham and Drungwick Lane, offering enjoyable hacking off country lanes. Additionally, there are ample footpaths for dog walking.

### Further Information

**Services:** Mains water, electricity, oil fired heating and mains drainage (New boiler August 2019 & new oil tank September 2019).

**Local authority:** Chichester District Council

**Tax Band:** G

**EPC:** Band D

**Tenure:** Freehold

**Photographs:** Taken June 2024

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

**Land map:** For indicative purposes only, not to scale.





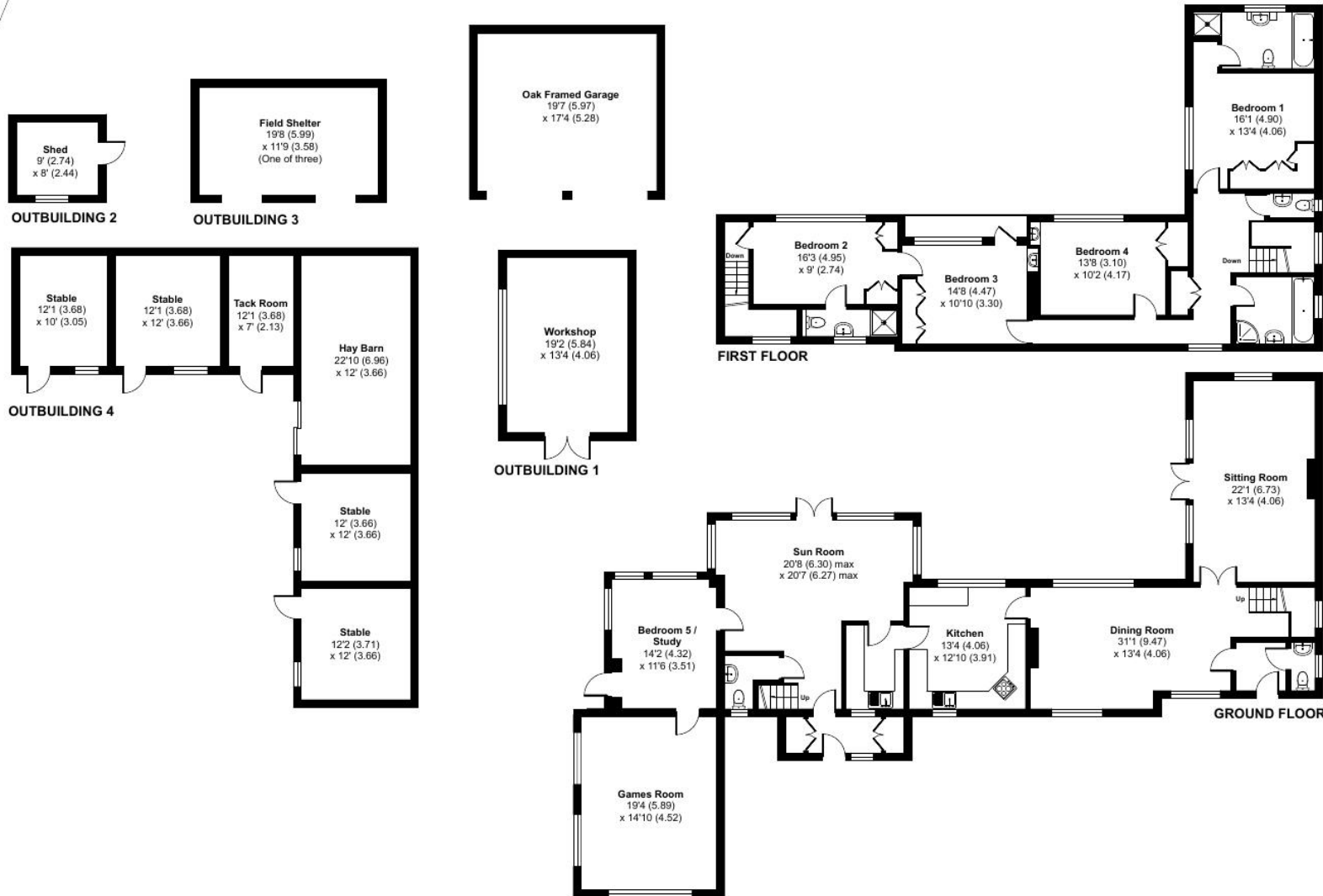
# Newpound, Wisborough Green, Billingshurst, RH14

Approximate Area = 2917 sq ft / 270.9 sq m

Outbuildings = 1574 sq ft / 146.2 sq m  
(includes oak framed garage & excludes field shelters)

Total = 4491 sq ft / 417.1 sq m

For identification only - Not to scale







# CHURCHILL

## COUNTRY & EQUESTRIAN

### Contact details

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**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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