

Petlers West Sussex



CHURCHILL
COUNTRY & EQUESTRIAN

Petlers, East Street, Rusper, West Sussex, RH12 4RE

A highly versatile equestrian property, offered to the market for the first time in over 40 years. Set within approximately 9 acres the property features a five-bedrooms, four-bathrooms including a one-bedroom annexe, a superb garden room/guest accommodation, and extensive equestrian facilities including 12 stables, 5 bay horse walker and a 60m x 20m sand school.

- **Set within some 9 acres**
- **Outstanding views across surrounding countryside**
- **Versatile 5-bedroom home**
- **Annexe**
- **12 stables**
- **60m x 20m sand school**
- **Expansive lawned garden**
- **A beautifully finished garden room ideal for entertaining**
- **Further outbuildings and storage**
- **Rhino Greenhouse with heat sensitive vents**



The Property

The property is approached via electric gates, leading to a large driveway with ample parking for multiple vehicles. A front porch opens into a spacious entrance hall, the main living accommodation is thoughtfully arranged, centred around a generous open-plan living and dining area that flows seamlessly into the kitchen. The living kitchen dining area is a well-considered open plan layout, the dining area provides excellent space for hosting and entertaining, the living area features an open fireplace and triple-aspect French doors opening onto the large patio, offering stunning views over the gardens and surrounding land and the kitchen is well-equipped with ample built-in storage, a pantry cupboard, and central butcher's block. A good-sized utility room includes a shower room, WC and built in storage. In addition, there is a self-contained one-bedroom annexe comprising a double bedroom, large bathroom and an open-plan kitchen/living area, with French doors leading to a side patio.

The main house offers four well-proportioned bedrooms. The principal suite benefits from a walk-in wardrobe and en-suite bathroom. The remaining bedroom comprises two doubles, one with a Jack and Jill en-suite and a further large single bedroom, currently used as a study. The property further benefits from double glazing throughout, extensive built-in storage, full cavity wall insulation, and roof insulation. Built in 1958 on solid foundations, the home has been beautifully maintained and updated and provides a flexible family home.

Externally, the generous rear garden is predominantly laid to lawn and features three mature apple trees and a dog-proof perimeter fence. Additional attractive lawned gardens lie to the side of the property. A wraparound patio and garden area provide excellent spaces for outdoor entertaining, including a fabulous, raised viewing platform and entertainment space above the annexe, offering stunning views across the surrounding countryside. The studio/office-entertainment garden room is finished to an exceptional standard and offers superb versatility, ideal for use as a home office, guest accommodation, or entertaining space. It features Wi-Fi connectivity, underfloor heating, a mezzanine level, bathroom, and kitchenette, is cedar-lined and fully insulated with large bi-fold doors opening onto a covered veranda overlooking the garden.

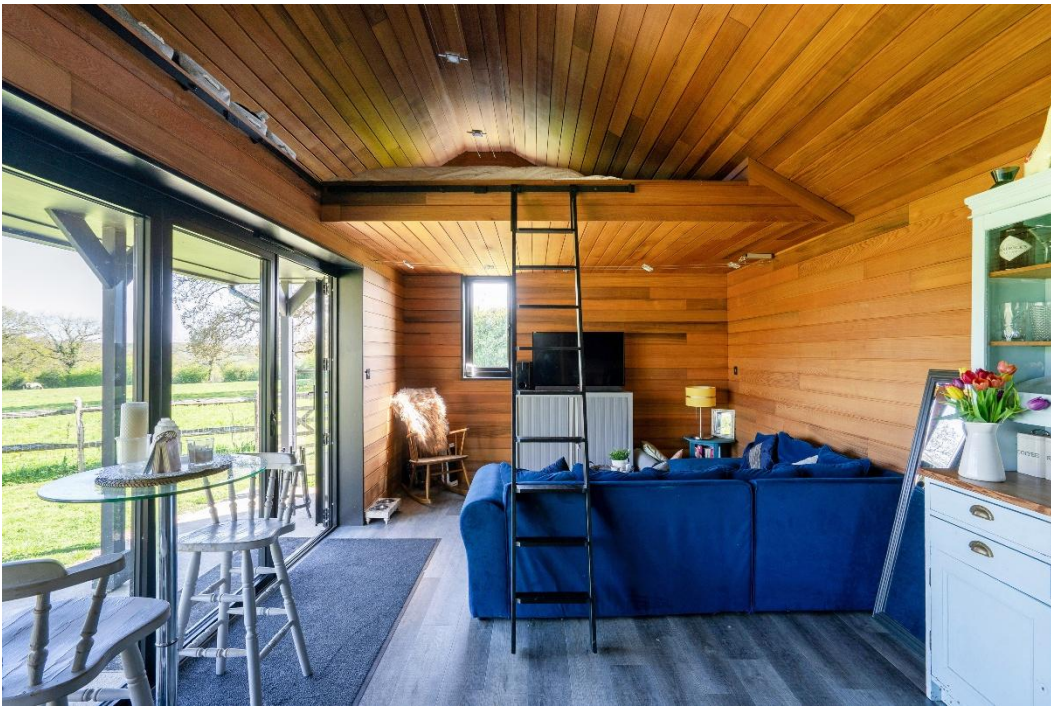
Equestrian Facilities

The equestrian facilities include a 60m x 20m Olympic-size sand school with sand and rubber surface, enclosed by post and rail fencing. There is a five-bay horse walker, 12 stables, extensive hardstanding areas, two large grass paddocks and a winter turnout paddock. Additional outbuildings include a machine store, Rhino greenhouse, field shelters and a large multi-bay lean-to providing further storage.

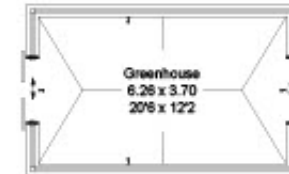
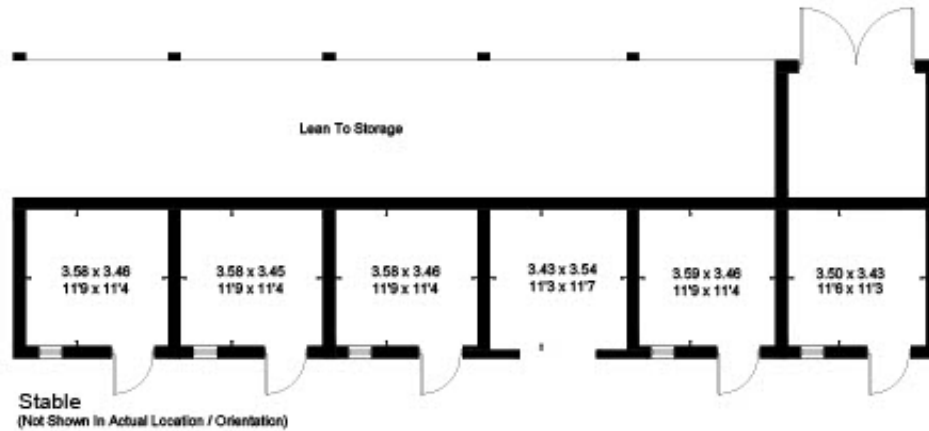
The land is divided into two substantial paddocks, both with a water supply. The former sand school offers additional winter turn out. There is also an attractive Rhino greenhouse and a versatile yard area. The equestrian facilities benefit from a separate access, offering potential for alternative use or further development and planning potential, subject to the necessary consents.



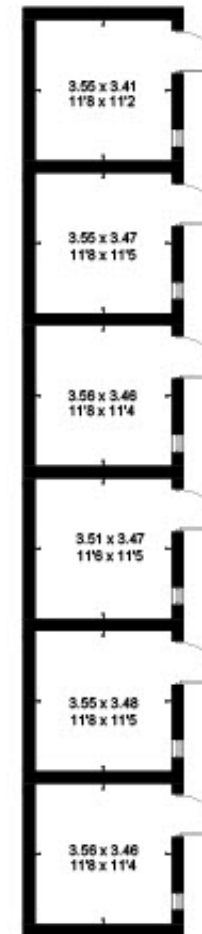
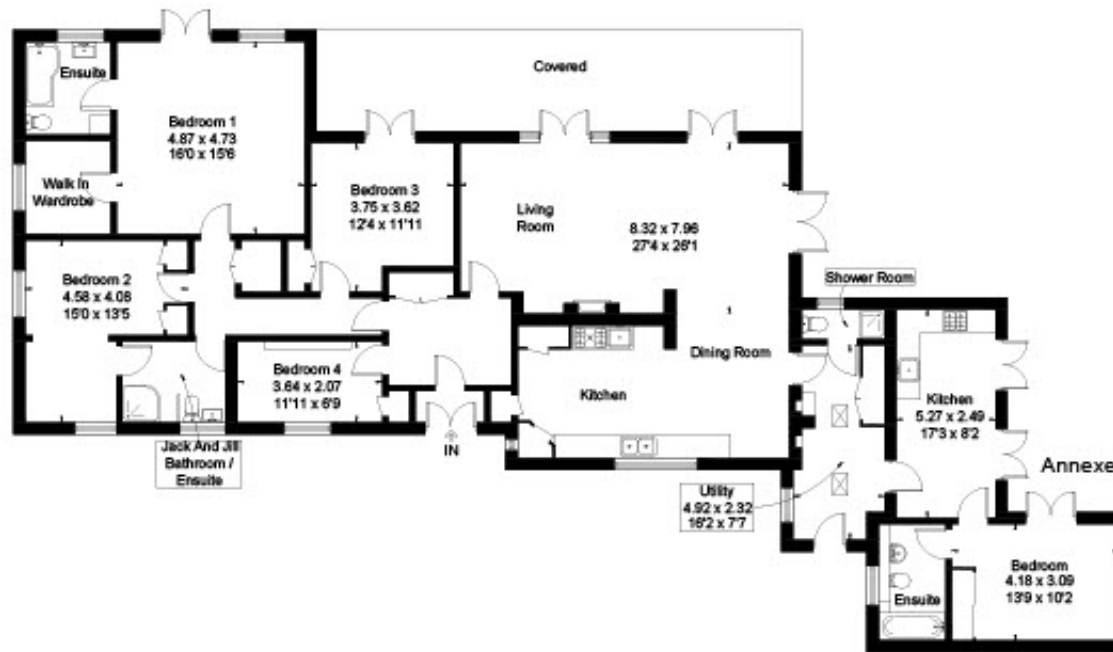




Approximate Floor Area = 207.8 sq m / 2237 sq ft
 Outbuildings = 191.7 sq m / 2063 sq ft
 Total = 399.5 sq m / 4300 sq ft



(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107311



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

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