



CHURCHILL
COUNTRY & EQUESTRIAN

2 WYCHWOOD FARMHOUSE

Wychwood Farmhouse, Brighton Road, Shermanbury, West Sussex, RH13 8HE

Set within approximately 16 acres, a charming and well-presented semi-detached property with red-brick and tile hung elevations offering modern living with versatile accommodation, attractive gardens, equestrian facilities and further outbuildings.

- **A substantial 1,698 sq. ft 3- bedroom equestrian property**
- **Some 16 acres**
- **20m x 40m floodlit sand school**
- **7 Stables**
- **Outside WC**
- **Summer house**
- **Attractive gardens**
- **Greenhouses**
- **Garage/workshop utility**
- **0.5 mile frontage to the River Adur**



The Property

Downstairs the sitting room features a contemporary wood-burning stove and connects to a spacious kitchen/dining room. The kitchen is centred around an Aga and fitted with traditional farmhouse-style cabinetry, stone worktops, and integrated appliances, with ample space for dining. A flexible family room sits alongside, with bi-fold doors opening into a garden room, creating an excellent indoor-outdoor living space.

Upstairs are three bedrooms, two with built-in wardrobes, and a recently refitted family bathroom (2023) with underfloor heating. A separate shower room is located on the ground floor.

Additional practical spaces include a utility room, outside cloakroom, and a detached timber studio ideal for working from home.

Accessed via a timber five-bar gate, the property features a driveway, lawned areas, shrubs, and mature pollarded trees. With plenty of parking for multiple vehicles.

The rear garden is mainly laid to lawn with specimen trees, planted borders, and hedging. A pond provides a focal point, alongside a paved seating area. A south-facing terrace adjoins the house, ideal for outdoor dining. A further section of land includes a productive vegetable garden, two greenhouses, and a summer house with power and water.

Outbuildings & Equestrian Facilities

- 7 wooden stables with tack room CCTV and Wi-Fi connected
- Two storerooms
- 20m x 40m floodlit sand school
- Some 16 acres
- Summer house
- Two greenhouses
- Garden studio / home office with Wi-Fi connected
- Direct and uninterrupted access to the river Adur

Location

Set in a peaceful rural location, just south-east of Partridge Green and north of Henfield. Local amenities include shops, medical services, sports clubs, and pubs. Nearby Cowfold and Steyning provide a wider selection of independent shops and services.

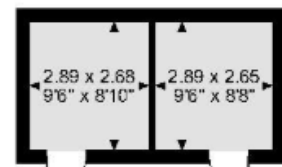
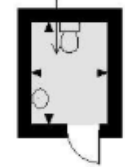
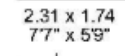
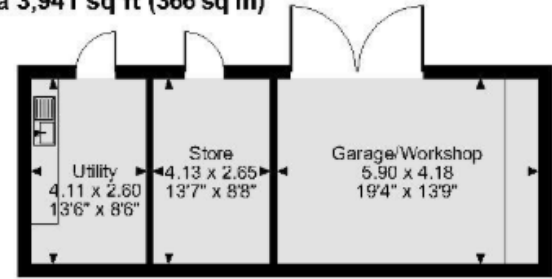
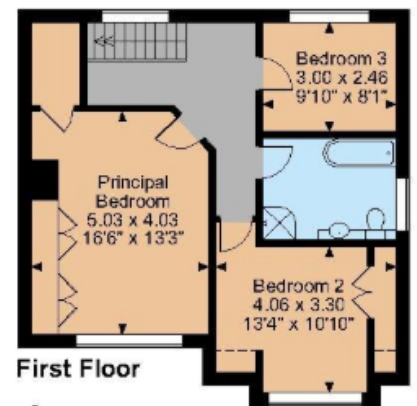
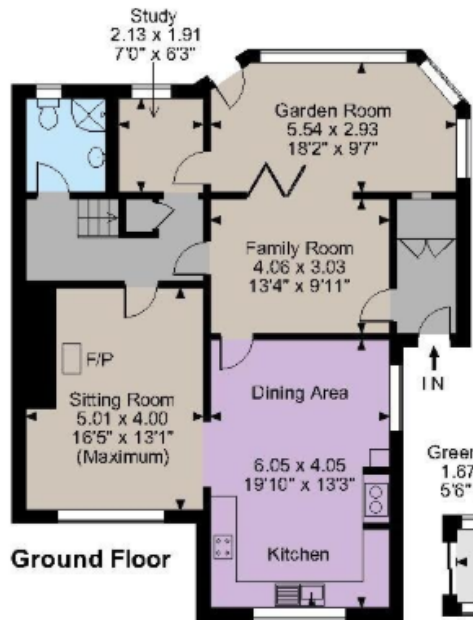
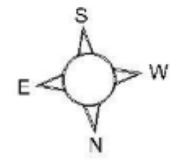
Further Information

Services: Mains water, electricity and drainage, Oil fired heating. **Local authority:** Horsham District Council **Tax Band:** F **EPC:** Band D **Tenure:** Freehold **Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents **Land map:** For indicative purposes only, not to scale.

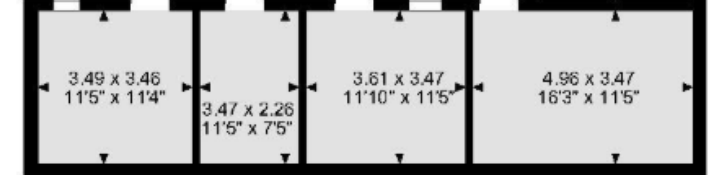
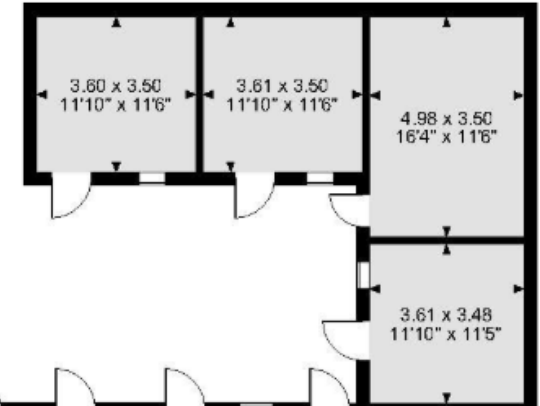




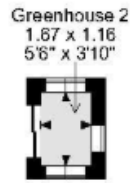
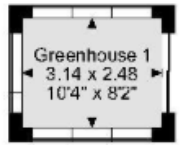
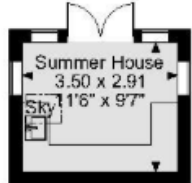
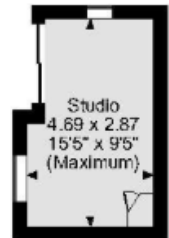
Wychwood Farm House, Brighton Road, Shermanbury
Main House internal area 1,698 sq ft (158 sq m)
Garage/Workshop internal area 265 sq ft (25 sq m)
Summer House & Greenhouse internal area 215 sq ft (20 sq m)
Studio, Store, Utility & Outbuilding internal area 590 sq ft (55 sq m)
Stable Block internal area 1,173 sq ft (109 sq m)
Total internal area 3,941 sq ft (366 sq m)



Outbuilding



Stable Block



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8573864/LCO

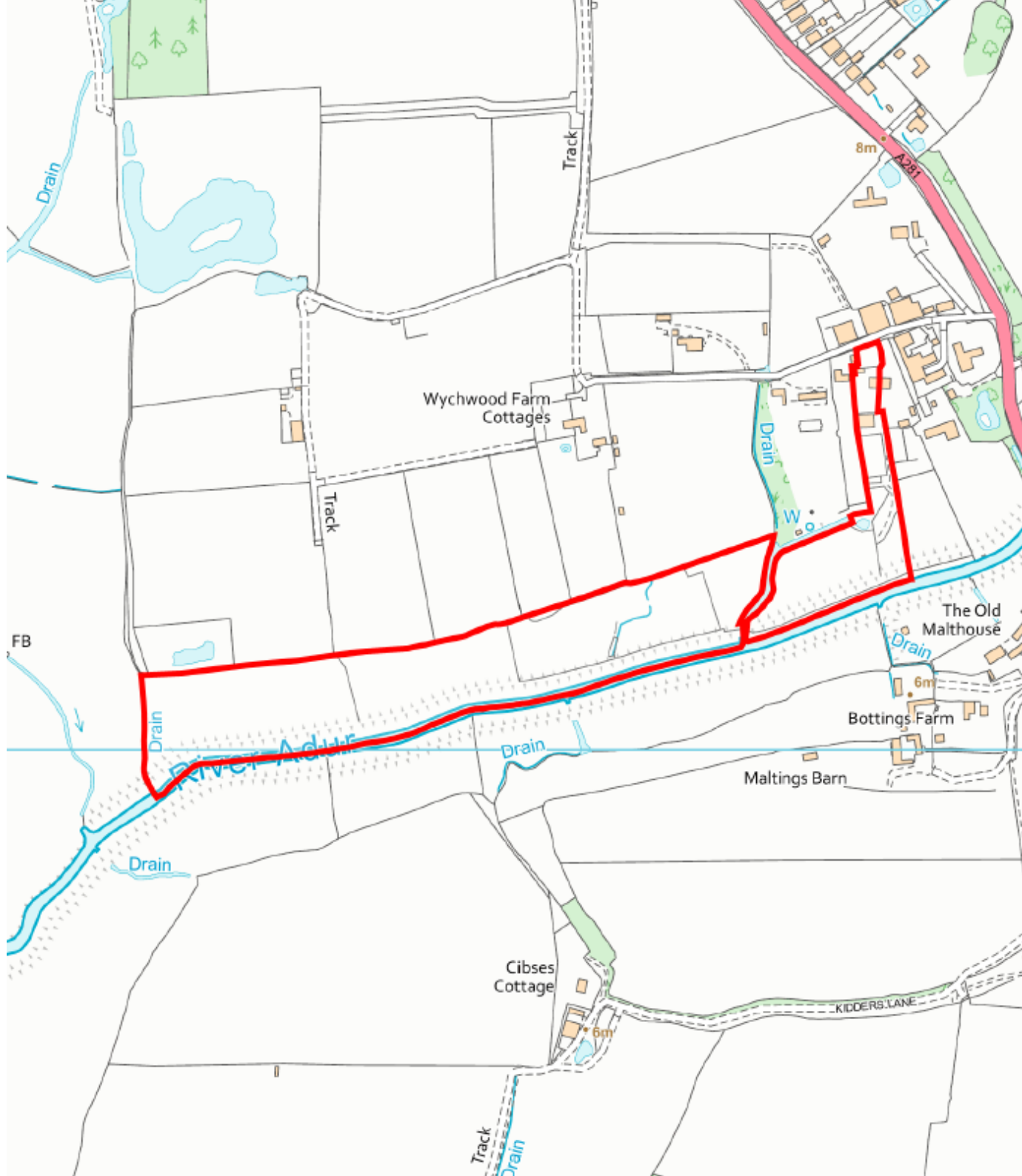


CHURCHILL

COUNTRY & EQUESTRIAN

Contact details

Churchill Country & Equestrian
The Old Stables
Strood Green
West Sussex
RH14 0HJ
01403 700222
property@churchillcountry.com





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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.