



Grey Stud, East Sussex

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COUNTRY & EQUESTRIAN

Grey Stud, Whydown Road, Whydown, East Sussex, TN39 4RB. Offers in excess of £1,400,000

A four-bedroom detached bungalow with some 15 acres and 17 brick-built stables, a 60m x 20m arena and 6 bay horse walker and variety of outbuildings.

- Four double bedrooms
- Further one bedroom maisonette
- Mobile home
- Large lawned gardens
- 17-box, brick built stable yard
- Floodlit 60m x 20m sand school
- Four bay haybarn
- 6 bay Horse Walker
- Some 15 acres
- Fantastic views over surrounding countryside
- Excellent hacking in High Woods



The Property

Grey Stud presents a rare opportunity to acquire an equestrian property set within approximately 15 acres of pasture and grounds, enjoying far-reaching views across the surrounding countryside. Combining a well-presented four-bedroom detached bungalow with extensive equestrian facilities, staff/accommodation options and excellent hacking, the property is ideally suited to private or professional equestrian use.

The principal residence is approached by an electric wrought iron gated entrance with large driveway and plenty of parking. The property offers well-balanced and versatile accommodation throughout comprising; four double bedrooms, a generous and well-presented living room, an attractive kitchen, and a light-filled dining room. Large lawned gardens surround the property providing attractive outdoor space and enjoying a peaceful rural setting. In addition to the main residence, the property benefits from a self-contained one-bedroom maisonette, offering flexible accommodation suitable for family members, guests, staff or ancillary uses. A mobile home is also situated on the property.

Equestrian Facilities

- Substantial yard with 17 brick-built boxes
- 6 bay horse walker
- Floodlit 60m x 20m sand school
- 6 bay Horse Walker
- Large hay barn
- Some 15 acres
- Excellent hacking within High Woods

The substantial equestrian facilities are a particular feature of Grey Stud. The brick-built stable yard provides 17 boxes including two foaling boxes, and a large tack room and rug room. A floodlit 60m x 20m sand school offers excellent year-round schooling facilities, complemented by a six-bay horse walker and a four-bay hay barn and a range of additional outbuildings.

The land extends to approximately 15 acres, comprising paddocks and grazing land ideally suited to equestrian use. The property enjoys direct access to outstanding hacking opportunities within the nearby High Woods, making it particularly attractive to riders seeking extensive off-road riding.

Location

Grey Stud occupies a desirable rural position within East Sussex, enjoying a peaceful setting with extensive hacking available in High Woods and good access to local amenities, road networks and nearby centres.

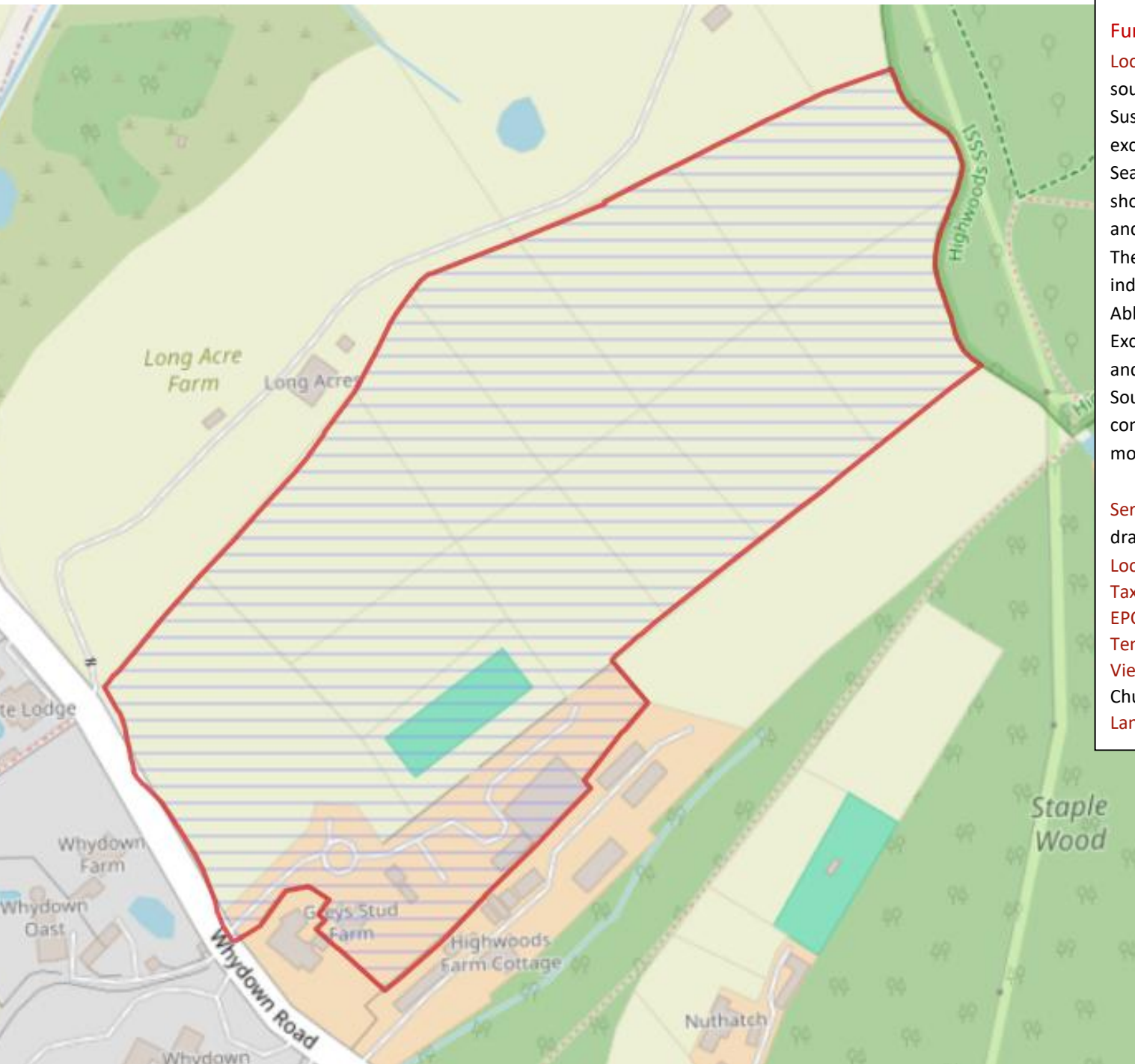








All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111306



Further Information

Location: Grey Stud enjoys an enviable rural position in the sought-after hamlet of Whydown, offering the tranquillity of the Sussex countryside whilst remaining within easy reach of an excellent range of amenities. The coastal towns of Bexhill-on-Sea and Hastings provide a comprehensive selection of shopping, leisure and dining facilities, with the nearby beaches and promenades at Cooden and Bexhill just a short drive away. The area is well served by both highly regarded state and independent schools, including Little Common School, Battle Abbey School, Bexhill Academy and Eastbourne College. Excellent transport connections are available via Cooden Beach and Bexhill railway stations, offering regular services along the South Coast and to London, whilst the A259 and A21 provide convenient road links to the wider region and the national motorway network.

Services: Mains electricity and water and shared Klargester drainage system and LPG Gas.

Local authority: Rother District Council

Tax Band: D

EPC: Band E

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.



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

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