



Shambles | Marringdean Road | Billingshurst | RH14 9HH

 **FOWLERS**
ESTATE AGENTS



Shambles

Marringdean Road | Billingshurst | RH14 9HH

THE WHOLE £925,000
HOUSE, STABLES & SAND SCHOOL (APPROXIMATELY 1.16
ACRES) £750,000

A superb equestrian property in a delightful rural setting, comprising a charming three-bedroom cottage, well-planned equestrian facilities and approximately **10.6 acres (4.29 hectares)** of paddocks and grounds. Offering an excellent balance of comfortable living accommodation and practical horse facilities, Shambles is ideally suited to those seeking an attractive country home with established equestrian appeal. **Available either as a whole or with approximately 1.16 acres, including the stable block and sand school.**





Ground Floor

Entrance Hall

Kitchen

Open-Plan Sitting Room/Dining Room

Conservatory

First Floor

Landing

Three Bedrooms

Family Bathroom

Outside

Three Stables and Tack/Store Room

Field Shelters

Outdoor Sand School

Double Garage

Approximately 10.6 Acres (4.29 Hectares) of Land and Paddocks

The property is available in two lot configurations. Lot 1 comprises the cottage, gardens, equestrian facilities and approximately 1.16 acres. Alternatively, the property is available

as a whole, extending to approximately 10.61 acres (4.29 hectares) and including an additional 9.45-acre paddock with field shelters, providing excellent grazing land and enhancing the property's equestrian appeal.

This flexible arrangement offers purchasers the opportunity to acquire either a manageable equestrian property or a more substantial smallholding with extensive paddock land.

Description

A charming three-bedroom semi-detached cottage, offering scope for extension, subject to the necessary planning consents. The property has been lovingly maintained by the current owner and enjoys delightful views over its gardens and equestrian facilities.

The accommodation comprises an entrance hall with cloakroom, a spacious open-plan sitting/dining room featuring a wood-burning stove, a well-appointed kitchen, separate boot room, and a conservatory overlooking the garden, stables, and paddocks.

On the first floor, there are three bedrooms and a family bathroom.

Outside

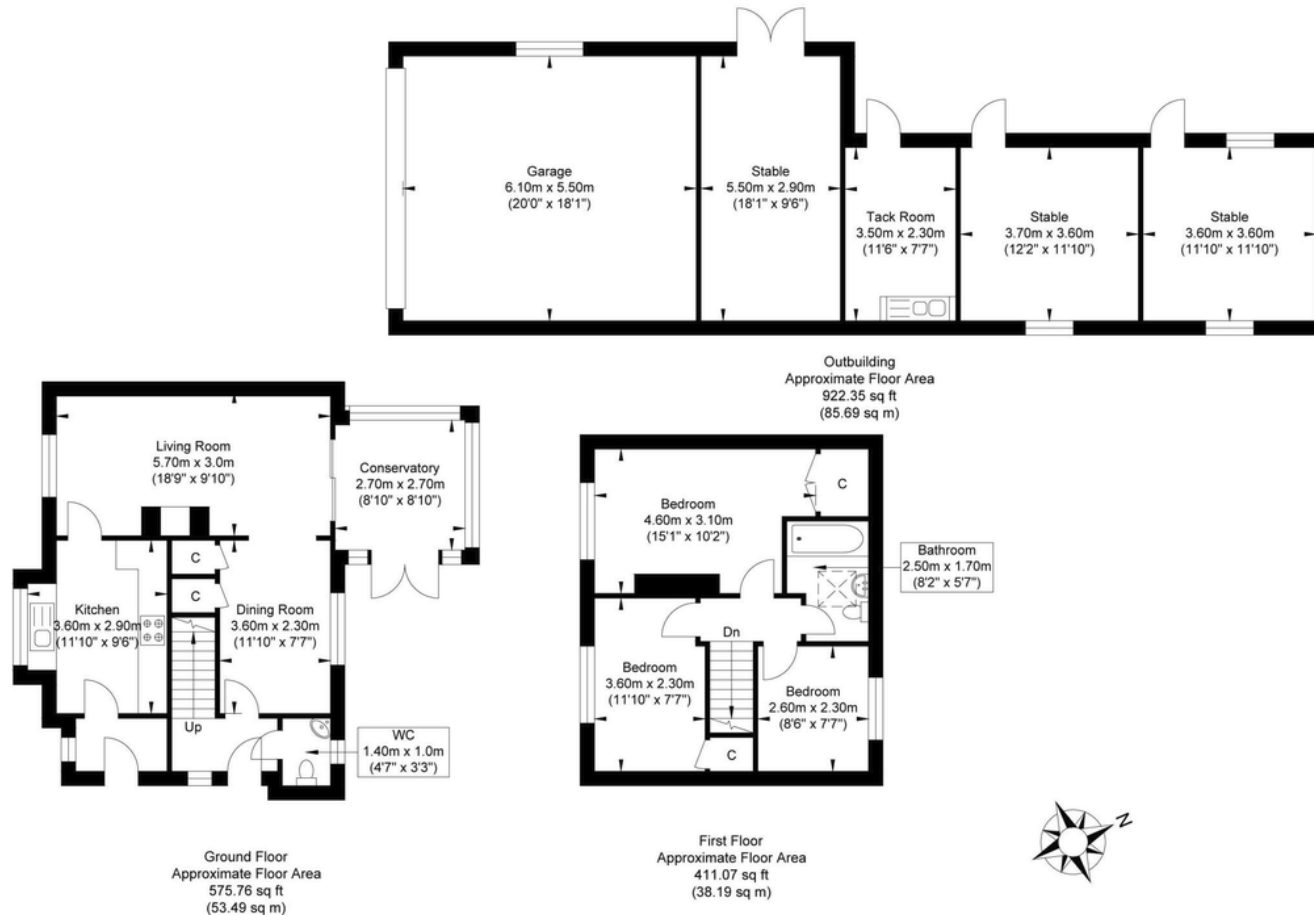
Occupying a rarely available rural position at the end of a no-through lane, the property benefits from a peaceful and private setting. A gated entrance leads to a generous parking area and a detached double garage.

Beyond, a gate opens onto a number of well-fenced paddocks and the stable yard, comprising three loose boxes and a tack room/store. The outdoor arena lies beyond, with its own separate access, and measures approximately 40m x 20m (of irregular shape). Opposite the arena, a further gate leads into a pasture field complete with three field shelters.

EPC RATING= E.

COUNCIL TAX BAND= D.

Marringdean Road



Approximate Gross Internal Area (Excluding Outbuilding) = 91.68 sq m / 986.83 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



*"We'll make you
feel at home..."*



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Marcel Hoad

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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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