



CHURCHILL
COUNTRY & EQUESTRIAN

Moo Moo Farm

Moo Moo Farm, Glaseby Lane, Washington, Pulborough, West Sussex, RH20 4AX

A stunning four-bedroom equestrian property nestled within the South Downs, offering exceptional riding and walking directly from the property onto the renowned South Downs Way.

Enjoying breathtaking far-reaching views, the property combines beautifully presented living accommodation with expansive entertaining terraces, a substantial oak-framed annexe and equestrian facilities with some 5.5 acres and a 20m x 40m sand school.

- **4-bedroom equestrian property**
- **Some 5.5 acres on free draining soil**
- **20m x 40m sand school**
- **5 Stables and tack room**
- **Generous oak framed Annexe**
- **Large Patio areas**
- **Attractive gardens**
- **Exceptional walking and riding, with direct access to the South Downs Way**



The Property

The accommodation is centred around an entrance hall leading into a superb open-plan kitchen, dining and breakfast room. The kitchen features a large island, generous dining area, breakfast nook and a substantial walk-in pantry. Dual-aspect bi-fold doors open directly onto the landscaped patio and entertaining terraces, perfectly positioned to take advantage of the spectacular South Downs views. The kitchen flows through to an open utility and laundry area with extensive built-in storage and concealed pull-out drying racks, together with external access to the rear gardens and patio. The high ceilings, spacious layout and abundance of natural light create a wonderful family and entertaining space.

The ground floor further comprises a cloakroom/WC, a double bedroom with en-suite shower room, a spacious sitting room with log-burning stove and a versatile study or snug.

Upstairs are three further double bedrooms and a family bathroom. The principal suite benefits from a generous en-suite bathroom with walk-in shower and roll-top bath. The bedrooms offer excellent storage throughout, including additional built-in storage to the landing, and all enjoy attractive views across the surrounding land and countryside.

Outside

A beautifully presented oak-framed annexe, ideal as a home office, guest accommodation or holiday let. The annexe offers an open-plan living space with a mezzanine double bedroom above.

There is ample parking for multiple vehicles together with extensive outbuildings including two barns, one incorporating internal stabling, and a three-bay garage.

Gardens & Grounds

The gardens and grounds are a particular feature of the property and include landscaped patios, a pond, small, wooded copse and an attractive tree-lined walkway with mature fruit trees leading to the equestrian facilities and sand school.

Equestrian Facilities

The equestrian facilities are well equipped and comprise a barn with five internal stables and a tack room, electricity and water connected, a 40m x 20m sand school and post-and-rail fenced paddocks with water supply. The property enjoys outstanding off-road riding directly from the doorstep with immediate access onto the South Downs Way.

Location

Situated in Washington, close to the desirable village of Ashington, West Sussex, the property is well placed for access to local amenities and excellent schooling, including Windlesham House School. Nearby attractions include the renowned Wiston Estate.

The area is well connected, with convenient access to the A24, providing routes north to London and south towards Worthing and the south coast. Mainline rail services are available from Pulborough and Horsham, offering direct connections to London Victoria and London Bridge.

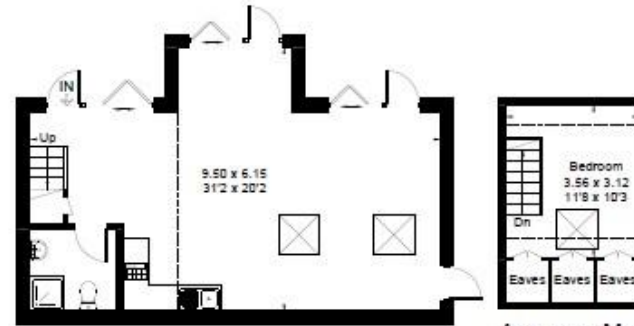




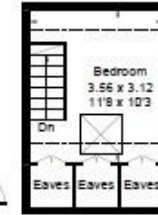
Approximate Floor Area = 236.5 sq m / 2546 sq ft
 Outbuildings = 241.7 sq m / 2602 sq ft
 Total = 478.2 sq m / 5148 sq ft
 (Excluding Void / Open Space)



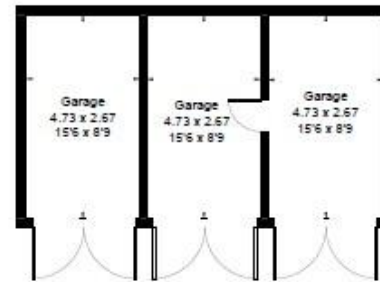
Reduced head height below 1.5m



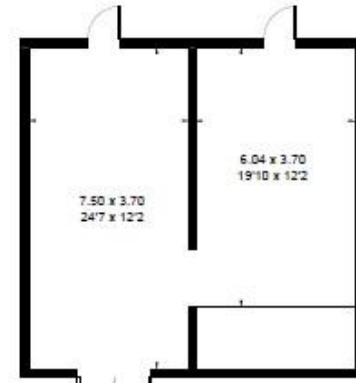
Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)



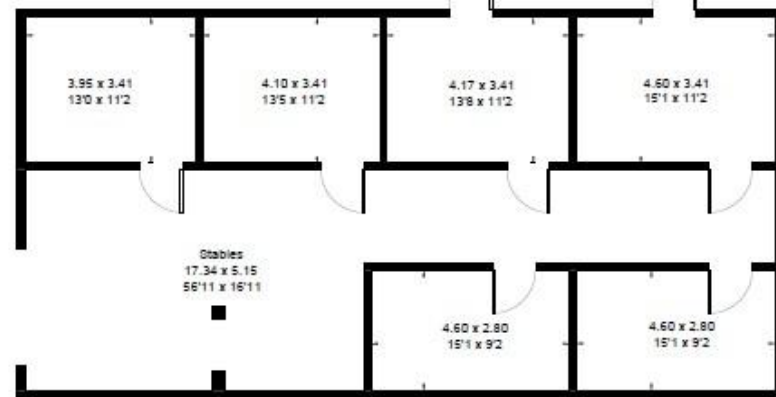
Annexe - Mezzanine



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





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Further Information

Services: Mains water and electricity, private drainage, biomass boiler. **Local authority:** Horsham District Council **Tax Band:** G **EPC:** Band TBC **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.

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.

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.