



CHURCHILL
COUNTRY & EQUESTRIAN

White Gables

White Gables, Homestall Stud, Ashurst Wood, East Grinstead, West Sussex, RH19 3PH

Situated within approximately 11 acres, White Gables is an impressive six-bedroom detached family home offering over 3,500 sq ft of versatile accommodation. The property is ideally suited to equestrian enthusiasts, benefiting from excellent facilities including stables, tack room, feed room, 50m x 25m sand school and post and rail fenced paddocks.

- **A substantial detached 6-bedroom family home**
- **Over 3,500 sq. ft of accommodation**
- **Five reception rooms**
- **Set within approximately 11 acres, including expansive formal gardens and three fenced paddocks**
- **Excellent equestrian facilities**
- **50m x 25m all-weather sand school with Day Equestrian fibre surface**
- **Five stables, tack room and feed room**
- **Integral double garage**
- **CCTV covering the yard and paddocks**
- **Stunning rural location with far-reaching views**



The Property

The accommodation, split over three levels comprises an entrance porch leading to a welcoming reception hall with built-in storage and cloakroom/WC. The modern kitchen/breakfast room is fitted with a comprehensive range of units, a central island, breakfast bar and range cooker, with a door leading directly to the garden and another linking through to the formal dining room with garden views.

The spacious dual-aspect living room features patio doors opening onto the rear terrace and a striking brick-built open fireplace. A further dual-aspect family room enjoys direct access to the patio, fitted storage and an electric fireplace and adjoining study. Completing the ground floor is a generous utility/laundry boot room together with understairs storage.

On the first floor, the dual-aspect principal bedroom benefits from bespoke fitted wardrobes and an en-suite bathroom. There are three further double guest bedrooms and a family bathroom with all bedrooms benefitting fitted wardrobes and attractive rural views.

The lower ground floor provides additional flexible accommodation, including a spacious games room, a shower room and WC, and two versatile bedrooms overlooking the rear garden, offering excellent potential for annexe accommodation if desired. This level also provides internal access to the integral double garage with electric door.

Externally, the property is approached via a driveway providing ample parking for multiple vehicles and access to the double garage. The large formal gardens are predominantly laid to lawn and complemented by a patio terrace adjoining the rear of the property, together with a variety of mature trees.

Outbuildings & Equestrian Facilities

The equestrian facilities include a 50m x 25m all-weather sand school with Day Equestrian fibre surface, five stables with rubber matting, a feed room, tack room, and post-and-rail fenced paddocks with three double field shelters and connected water supply. CCTV coverage extends across the yard and paddocks for added convenience and security.

The property is well located for show centres and within easy reach of a range of key show centres including Hickstead, Hascombe, Coombelands and Felbridge.

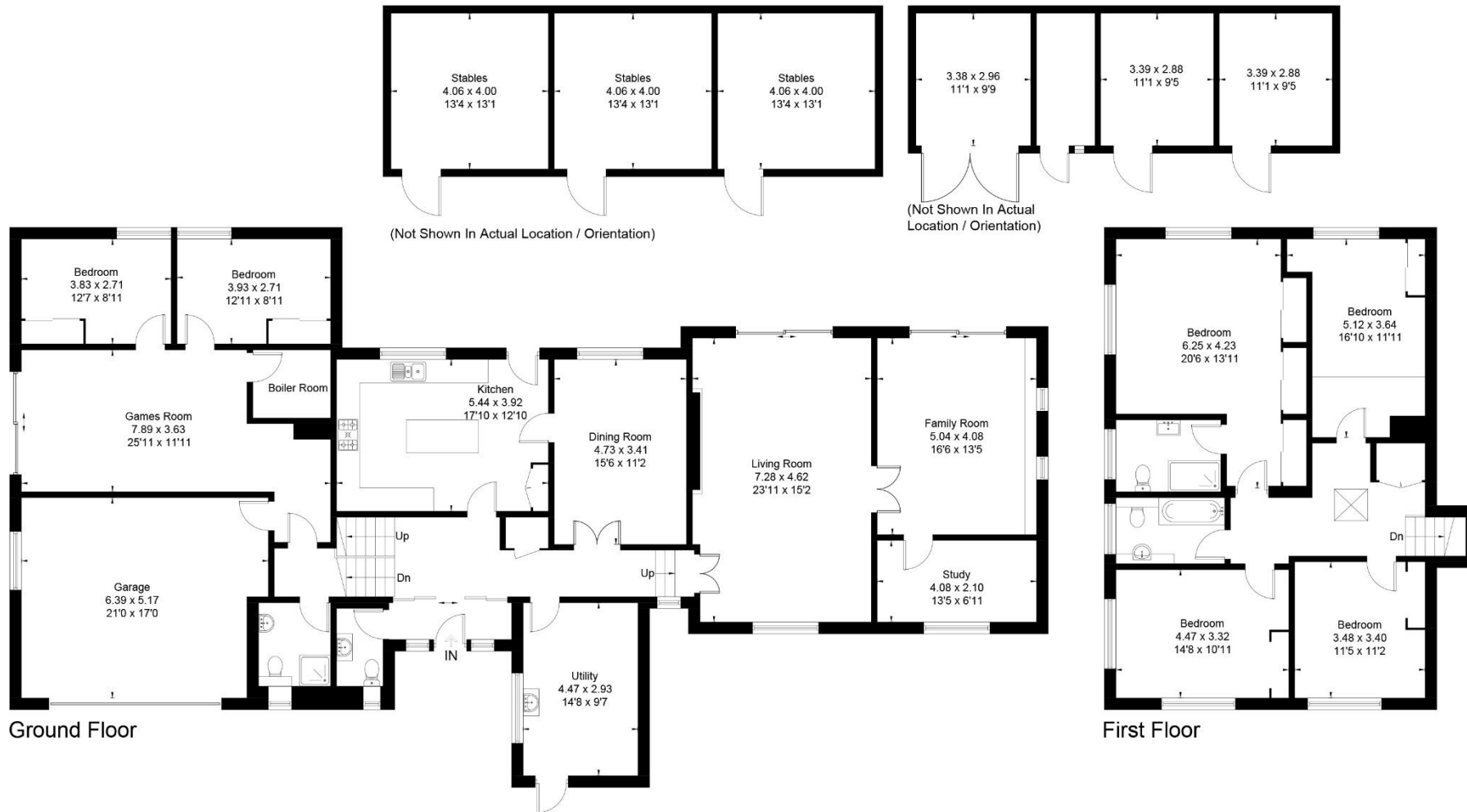
Further Information Services:

Mains water, electricity. Private, Modern drainage, Oil fired heating. **Local authority:** Waverley 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.





Approximate Floor Area = 330.9 sq m / 3562 sq ft
 Outbuildings = 83.4 sq m / 898 sq ft
 Total = 414.3 sq m / 4460 sq ft



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 #108465



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

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