



Green Pastures | Myrtle Grove | Patching, Nr. Worthing | West Sussex | BN13 3XL

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- A very well-situated equestrian property nestling in the South Downs National Park. Freehold. Council Tax 'G'. EPC 'E'.
- Bright & airy family house with fabulous views: entrance hall, cloakroom, sitting room, living room, dining room, kitchen/breakfast room, utility room, 2<sup>nd</sup> cloakroom, rear porch & attached double garage.
- Principal en-suite bedroom, 3 further bedrooms & family bathroom.
- Private driveway, attractive gardens, swimming pool.
- 5 box stable yard plus store & tack room. Sand school.
- Free draining pasture paddocks. Overall, c. 4.66 acres (1.89 Ha).
- Envious & peaceful rural location with direct bridleway access linking to miles of off-road hacking & the South Downs Way.

## Description

Green Pastures is a fine downland home with stunning views and occupying a very desirable, private yet not totally isolated, rural position within 6.5 miles of Worthing and 17 miles of Brighton. The property is very well presented and practically set out with separate drives to the house and the stable yard and with the **free draining chalk downland paddocks** wrapping around the house with neatly cut hedge borders and fencing and extending overall to approximately 4.66 acres.

Well positioned on the outer edge of Myrtle Grove Farm, the property is perfectly placed for immediate access to the **miles of off-road hacking on the surrounding Downs** linking to the Angmering Park Estate and South Downs Way; indeed a horse lover's dream and with the benefit of a five-box stable yard with ancillary stores and sand school at the end.

The extended and improved family house offers bright and airy accommodation with many rooms being double aspect and enjoying a fine outlook to the South Downs, in particular to the South-West. The external mellow elevations of the house include brickwork with part tile hanging under a tiled roof and with double-glazed windows throughout plus LPG central heating. The accommodation is entered from an enclosed entrance porch to a **part galleried landing** with cloakroom off and thence leading to sitting room with fireplace and a **good size double aspect living room** with fireplace and wood burning stove, fine outlook and French doors to the garden plus internal doors to the **dining room** also with French doors to the garden.



The **well-equipped farmhouse kitchen/breakfast room** includes a range of limed-oak fitted units with Aga, integrated dishwasher, sink and fridge and thence leading through to a **useful utility room** with **second cloakroom** off, **rear porch** with external access to the front and rear and also internal door to the **double garage**.

To the first floor there are four bedrooms with the **principal bedroom including en-suite bathroom** and fine double aspect views to the Downs as well as **family bathroom** and **fitted cupboards** to each bedroom.

Outside, the house sits in **very attractive mature garden** with a wealth of mixed colourful herbaceous shrubs and plants with lawned areas and steps to the **upper secluded pool garden** with mature hedging around and swimming pool building to one end. The pasture land wraps around the house with drive to the lower **stable yard including five boxes, tack room and store** and gate to the **sand school**. Gates then lead to the **paddocks either side of the house** and also with gated access off the lane. The free draining chalk grassland provides all year-round turnout as well as fine downland views from the upper parts.

## Location

The property is situated in an excellent and partly elevated location in the heart of the South Downs approached via Myrtle Grove Farm to the North of the Long Furlong Road (A280) interconnecting Patching and Findon. The North end of Long Furlong connects with the A24 which provides dual carriageway access North to Horsham and Worthing with its extensive range of shops trades, facilities and main line station is c. 6.5 miles.









The A27 links to other coastal villages and settlements as well as leading to the historic castle town of Arundel, approx. 7 miles distant. Gatwick Airport is approx. 33.25 miles distant. The coast is within 5 miles of the property whilst the village of Angmering is c. 3.75 miles and offers local facilities and, Findon, also with local shops is c. 3 miles to the East. The city of Brighton with its extensive range of shops trades, services and entertainment facilities is within 17 miles of the property. Mainline railway stations are located at Angmering, Arundel and Worthing giving connections to London Victoria and also to Portsmouth.

### Sporting and Recreation

Miles of walking, riding & mountain-biking across the South Downs. Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Worthing, Pulborough, Horsham and Angmering/Littlehampton. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina.

### Information

**Property Reference:** HJB03284. **Photos** 2024 & 2025 & particulars March 2026 & June 2026 (ref RBA).

**Services:** Mains electricity, LPG central heating and Aga, water from estate private shared supply, private drainage. **Freehold Title** numbers WSX153896 & WSX166283.

**Local Authority:** Arun District Council. **Council Tax Band:** 'G'

**Directions:** what 3 words///rigs.covenants.heats

From the Long Furlong, take the turning North to Myrtle Grove then turning taking the first left hand fork towards Myrtle Grove Farm and Green Pastures is the first residential property on the right on this lane.

**Viewing** An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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**Green Pastures, Myrtle Grove, Patching, West Sussex**

Main House internal area 2,445 sq ft (227 sq m)

Garage internal area 328 sq ft (30 sq m)

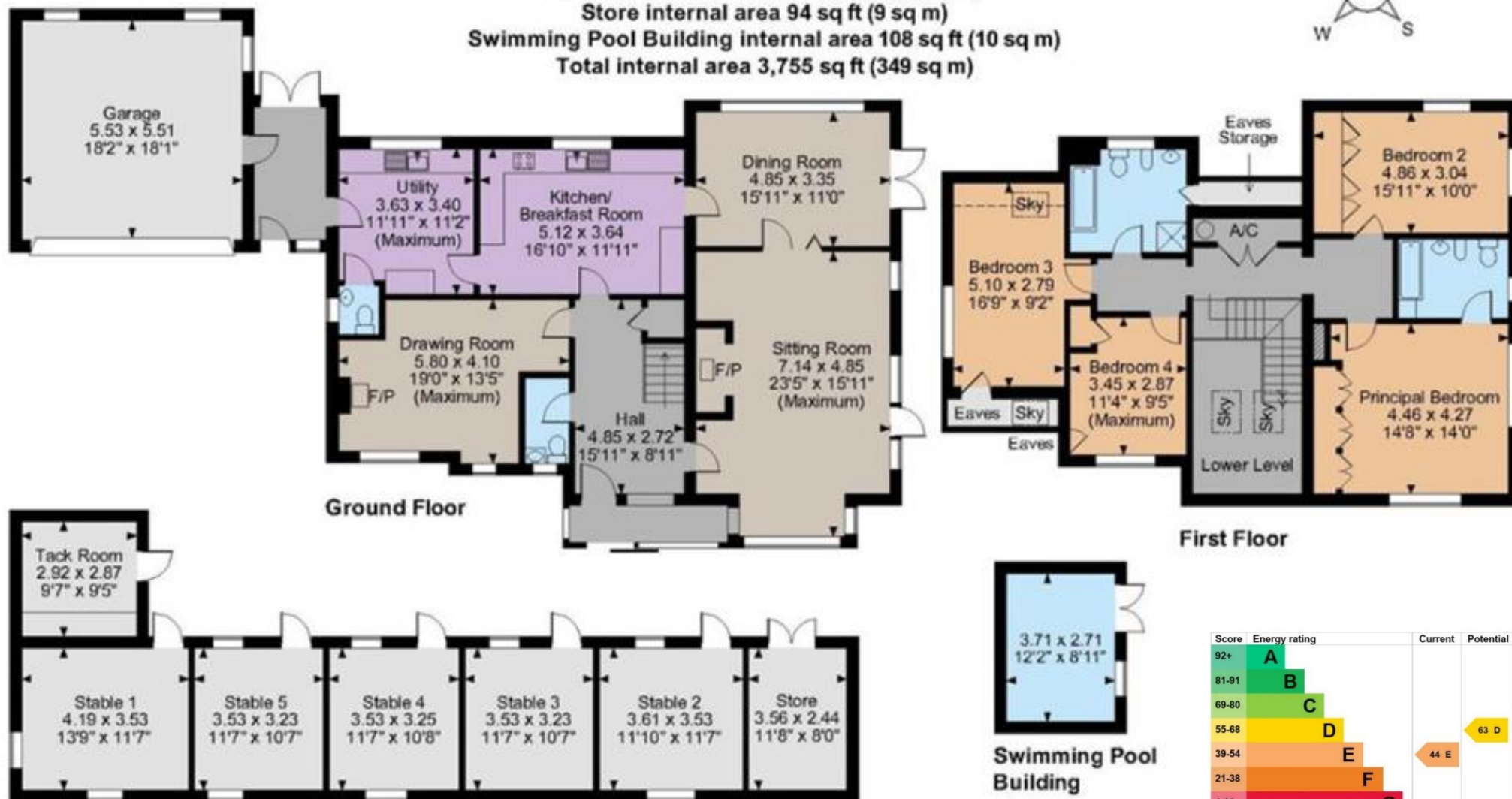
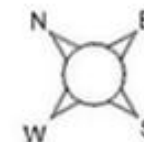
Stables internal area 691 sq ft (64 sq m)

Tack Room internal area 89 sq ft (8 sq m)

Store internal area 94 sq ft (9 sq m)

Swimming Pool Building internal area 108 sq ft (10 sq m)

Total internal area 3,755 sq ft (349 sq m)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 E	
21-38	F		
1-20	G		



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