



128 Myrtle Grove Cottage

Long Furlong Lane, Patching, West Sussex, BN13 3XL

Batcheller
Monkhouse

Our Corner of England

128 MYRTLE GROVE COTTAGE

A well presented and improved equestrian property situated in the heart of the South Downs National Park.

Ground Floor

- Cloakroom/Shower Room
- Sitting Room
- Dining Room
- New Oak Framed Conservatory
- Kitchen/Breakfast Room
- Utility Room

First Floor

- 3 Bedrooms
- Family Bathroom

Outside

- All Weather Outdoor Arena
- Stable Yard
- Paddocks with Electric Perimeter Fencing
- Approximately 5.30 Acres (2.14 Hectares)



DESCRIPTION

This character semi-detached brick and tile cottage has been extended and comprehensively improved by the current owners. Steps lead to a replacement front door opening to a small entrance hallway with larger inner hall beyond. This has an understairs store cupboard and leads to the principal rooms. There are two reception rooms; a sitting room and dining room. There is a newly built oak framed conservatory accessed via sliding oak doors from dining room which could also be used for entertaining. The kitchen incorporates a breakfast/dining area and is comprehensively fitted with matching units, worktops and integrated appliances. Beyond is a rear hall with arch to utility room, and a separate shower room/cloakroom opposite. The rear door leads to the rear garden and stables.

The first floor is approached via a turning oak staircase and a central landing provides access to two double bedrooms, both with original Victorian style fire grates and fitted oak wardrobes. There is a third single bedroom and a bath/shower room approached via inner landing. There are fine views to the South Downs from the double bedrooms.

Notable features include solid hardwood doors, oak strip flooring and oil fired central heating.

- **Sitting Room** with log burner, wood effect floor, shelving and window to rear.
- **Dining Room** with tiled floor, open fireplace with brick hearth and surround, storage cupboard and oak sliding doors to:
- **Conservatory** oak framed with oak floor, underfloor heating and light/fan, door to side.
- **Kitchen/Breakfast Room**
- **Utility Room** with window to rear and plumbing for white goods.
- **Shower Room** white suite including shower, w.c., sink, towel radiator and window to rear.
- **Landing** with loft hatch.
- **Principal Bedroom** with oak flooring, oak wardrobe, fireplace and window to front.
- **Bedroom 2** with oak flooring, oak wardrobe, fireplace and window to front.
- **Bedroom 3** with carpet, storage cupboard and window to rear.
- **Bath/Shower Room** with white suite comprising bath/shower, W/C, wash hand basin, cupboards and tiled floor.
- **Large Storage Shed** and driveway providing ample parking.
- **Lawned Garden and Patio** to both front and rear.



OUTSIDE

There is an extensive hard surface parking area to the front with a timber built enclosed store with two pairs of double doors, picket fence and gate leads to a front garden with lawn, patio, external power and water point. To the immediate rear there is patio, power, water point, an area of lawn leads to further patio and recently installed garden shed. Beyond the rear garden is the stable yard which includes an L shaped range of four stables and lock up tack room which has been re roofed and benefits from power and water connected. Further single stable and stable with store.

The land lies in a separate block to the west within rolling downland and is divided into several paddocks with electric perimeter fencing. There is an all weather riding arena with a sand and rubber surface. One double field shelter. Approximately 5.30 acres.

AMENITIES

Local: The property is situated at Myrtle Grove Farm in the heart of the South Downs, away from busy roads.

Towns: The small villages of Patching and Clapham lie about 1.5 miles to the south with the larger village of Findon about 3.5 miles to the east. The centre of the town of Worthing is about 7 miles to the south east.

Transport: The main A24, London to south coast road lies about 3 miles away. East Worthing Train Station approx. 7 miles away. Gatwick Airport is approx. 33 miles.

Schools: Clapham and Patching CofE Primary School, St John the Baptist C of E Primary School, Windlesham House School (Independent), Vale School, Worthing.

Leisure: There is superb riding on the doorstep via bridlepaths within the South Downs towards Angmering Park nearby and linking to the South Downs Way.

DIRECTIONS

From the roundabout junction on the A24 at Findon, proceed westwards on the A280 Long Furlong Road toward Clapham, Patching and Angmering. After about 2 ¼ miles on a sharp left hand bend, turn right into Myrtle Grove Farm drive. Continue for approximately 0.4 of a mile and bear left towards Myrtle Grove (do not carry straight on to Long Furlong Farm). Proceed for a further ¼ of a mile through some farm buildings and beyond will be the entrance leading to the parking at the front of the cottage.

What3words: ///fidgeting.incisions-surfaces

ADDITIONAL INFORMATION

Local Authority: South Downs National Park Authority, South Downs Centre North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810. Website: www.southdowns.gov.uk



Services (not checked or tested): Mains metered electricity, private water supply from Angmering Park and shared private drainage. Oil fired heating from an external boiler to radiators. No gas.

Tenure and Possession: Freehold. Land Registry title numbers: WSX312573, WSX251844, WSX349814 and WSX207541 (part).

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

EPC: EPC rating E.

Council Tax Band: D.

EGS/08/06/2023

GUIDE PRICE £840,000

Viewings

Strictly by appointment with the sole agents. Please contact our Pulborough Office: T 01798 872081 E sales@batchellermonkhouse.com
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

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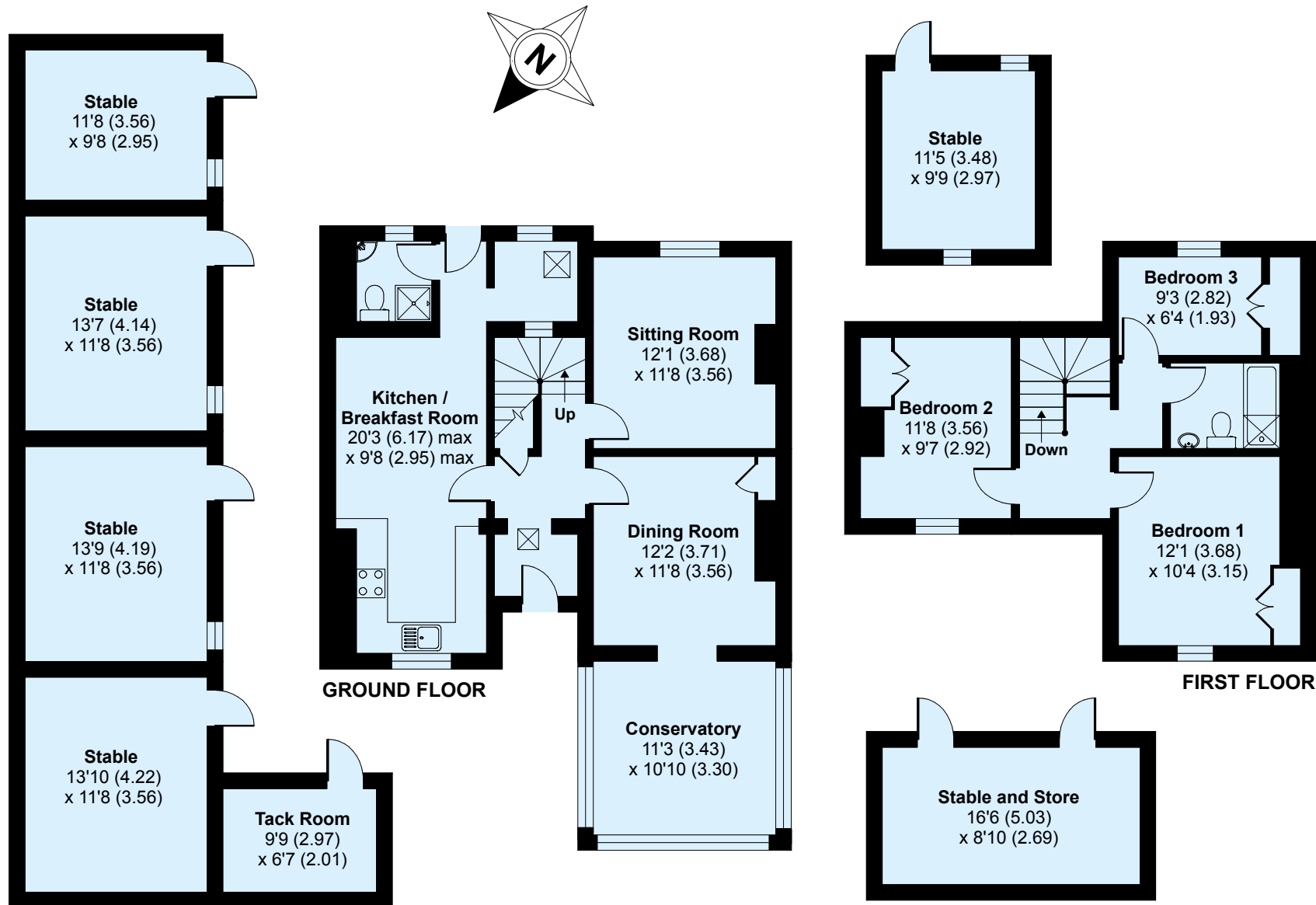
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Myrtle Grove, Patching, Worthing, BN13 3XL

Approximate Area = 1289 sq ft / 119.7 sq m (excludes outbuildings)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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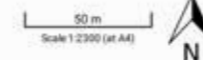


128 Myrtle Grove Cottage, Patching, West
Sussex



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