

CHURCHILL
COUNTRY & EQUESTRIAN



Saddlers House
Ashington, West Sussex

Hooklands Lane, Spear Hill, Ashington
West Sussex, RH20 3BA

PRICE £2,950 Rental, per calendar month,
Subject to Contract, Fees Apply

The opportunity to rent a spacious 4 bedroom family house with attractive gardens, stables and paddocks in a quiet, rural location. Having undergone an extensive refurbishment, the property offers comfortable and modern accommodation throughout.

The property offers well laid out accommodation with a large entrance hall, spacious lounge with open fireplace, kitchen / breakfast room with aga and adjoining utility room, two double bedrooms downstairs and a family bathroom. Upstairs there is a master bedroom with built in wardrobes and an en-suite bathroom, a further double bedroom and a separate shower room.

Outside there is a double garage and beautiful lawned gardens with attractive mature shrubs, patio seating area and views over the surrounding countryside. There is a sweeping gravel driveway provides parking for several vehicles and leads to the stable yard. This comprises of 5 stables, tack and feed room with fenced paddocks extending to some 10 acres in a quiet rural location with good links to hacking.



SITUATION

Saddlers House is situated on a very quiet country lane just 1 mile from the village of Ashington which offers excellent local amenities including a parish church, local store with post office, public house and a primary school. The larger village of Storrington lies just 5 miles to the south-west and offers good local shopping and other leisure amenities. There are excellent road connections with the A24 between Worthing and Horsham providing convenient access to Gatwick and the M23/M25 beyond. Rail links can be found nearby at Billingshurst, c. 6 miles away with a direct service to London Victoria in just over 1 hour. There are excellent leisure activities in the area with golf available at the West Sussex course at Pulborough. The surrounding countryside offers beautiful walking, cycling and riding with the South Downs National Park just a few miles away having miles of footpaths and bridleways. The property is also in an excellent location for accessing equestrian venues such as Hickstead, Pyecombe, Oldencraig EC, Borde Hill, Felbridge & Ardingly Showgrounds and Knepp Castle & Hurtwood Polo Clubs.

Ashington 1 mile * Storrington 5 miles * Billingshurst 6 miles * Horsham 11 miles * Train Billingshurst – London Victoria 1 hr 5 mins

- Spacious Detached Family House with Stables and Paddocks
- Kitchen / Breakfast Room with Aga and Utility Room
- Large Living Room with open fire
- Entrance Hall / Dining Room
- Two Double Bedrooms Downstairs and Bathroom
- Upstairs Master Bedroom with En-Suite, Double Bedroom & Shower Room
- Attractive lawned gardens, orchard and patio
- Double Garage
- 5 Stables, Tack Room & Feed Room
- c. 10 Acres Paddocks
- Quiet, rural location with excellent access to the A24
- House and stables available from end of April 2021



Viewing strictly by appointment through the Landlords' Sole Agents Churchill Country and Equestrian Estate Agents Tel: 01403 700222 |

www.churchillcountry.com

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.

