



CHURCHILL
COUNTRY & EQUESTRIAN

Chandlers, West Chiltington Lane, Billingshurst, RH14 9EA. Guide £1.175M

The opportunity to acquire a spacious bungalow with equestrian facilities and land, in a sought-after location with **planning permission** to replace with a 3000 sq. Ft house on a different footprint, set further back within its own land, **3 stables** and a garage, all set within **4 acres** of land. There is also a proposal to extend or add a second floor to the existing property as an alternative option to creating the new dwelling.

Currently the accommodation comprises a spacious entrance hall off which there is a double aspect living room or third bedroom, with an Villager woodburner. The kitchen, which is fitted with a range of units and appliances and leads out to the expansive patio area overlooking the gardens and paddocks. Also off the hallway is a large double bedroom, a family bathroom and a separate WC. The hallway leads through to the bright and airy dining room, a further reception room and study area. The principal double bedroom benefits modern, newly fitted en-suite bathroom.

The property is accessed off a quiet country lane and there is extensive off-road parking for multiple vehicles. The garden is predominately laid to lawn and surrounds the property on all sides and there is also a delightful patio area which benefits from southerly and westerly aspects. The paddocks are all well fenced and surrounded by an established hedge and tree border.

The stable yard is nicely positioned to the side of the gardens with three stables, and a hay store and tack room on hard standing and fenced with post and rail fencing. The stables have power, lights and a security system.

Planning permission has been granted by Horsham District Council (Application Number DC/15/1744) to replace the existing dwelling with a new 3000 sq.ft dwelling and a 3-bay garage. The new dwelling will comprise a large kitchen, 3 reception rooms, 5 bedrooms (1 with an en-suite) and 2 family bathrooms.

The property is located in a rural situation on a country lane in an equestrian area with lots of hacking and public bridleways, just 3 miles east of the village of Billingshurst with its wide range of banks, shops, supermarket, farmers market, pubs and restaurants. There is a main line train station at Billingshurst offering a regular service to London Victoria and London Bridge in just 65 minutes. The popular market town of Horsham is 12 miles to the north offering further extensive shopping and leisure activities. Schools in the area include Christs Hospital, Windlesham, Dorset House, Penthorpe and Farlington. The surrounding countryside offers extensive walking, cycling, and other leisure pursuits including golf at West Chiltington, Pulborough, Cowdray, Slinfold, and Mannings Heath and sailing at Chichester Harbour. Equestrian pursuits in the area include polo nearby at Burningfold, Hurtwood Park and Cowdray Park, racing at Fontwell and Goodwood and less than 20 miles away Hickstead offers numerous affiliated and unaffiliated shows. There is a bridlepath approximately 100 yards from the property which leads to Shipley and the Trot rides of the Knepp Castle Estate.

Further Information: Local Authority: Horsham Parish Council / EPC: E / Tenure: Freehold / Services: Mains water and electricity, Oil fired heating.









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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.