



Paddock Farm

Plaistow Road, Loxwood, West Sussex, RH14 0TR

Batcheller
Monkhouse

Our Corner of England

Paddock Farm

Character detached cottage with equestrian facilities, a variety of outbuildings and detached self-contained annexe, requiring complete refurbishment. Set in an idyllic rural location with a plot extending to approximately 2.59 acres in total.

Ground Floor

- Spacious Entrance Hall
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Separate Utility Room
- Downstairs Cloakroom

First Floor

- Landing
- Principal Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Family Bathroom

Outside

- Ample Driveway Parking
- Hay Barn and Tractor Barn
- Stable Block with 4 Boxes
- 2 Bedroom Annexe
- Workshop
- Approximately 2.59 Acres



DESCRIPTION

Paddock Farm provides an ideal opportunity to acquire a character property in need of complete refurbishment and modernisation, located in a rural setting on the outskirts of the quintessential village of Loxwood. The extensive, spacious accommodation is laid out over 2 floors and provides potential to reconfigure for modern day living. The property provides equestrian facilities including a hay barn, tractor barn, stable block, and a disused menage. In brief the property comprises:

- **Entrance Hall** with built-in storage cupboard housing oil fired boiler.
- **Kitchen/Breakfast Room** A good sized room offering plenty of space for dining furniture, and the kitchen area currently fitted with a range of wall and base units.
- **Utility Room** with sink unit, range of units and built-in cupboard. Door to garage.
- **Cloakroom** with low level w.c. and pedestal wash basin.
- **Reception Room 1** with dual aspect windows and attractive inglenook fireplace.
- **Reception Room 2** A good size room with dual aspect windows.
- **First Floor Landing**
- **Principal Bedroom** with built-in wardrobe cupboards and dual aspect windows. Door to:
- **En-Suite Bathroom** Suite comprising panelled bath, pedestal wash basin and low level w.c.
- **Bedroom 2** with beamed, part vaulted ceiling and built-in storage cupboard Dual aspect windows.
- **Bedroom 3** with dual aspect windows.
- **Bedroom 4** with rear aspect window.
- **Family Bathroom** Storage cupboard housing hot water cylinder, low level w.c., sink unit and panelled bath.
- **Annexe:**
- **Entrance Hall**
- **Kitchen/Living Room** fitted with a range of wall and base units, sink unit and space for appliances. Space for living room and dining room furniture.



- **Bedroom 1** with front aspect window.
- **Bedroom 2** with front aspect window.
- **Bathroom** with suite comprising panelled bath, pedestal wash basin and low level w.c.
- **Workshop** with door to front and rear aspect window.

OUTSIDE

From the road a five bar gate leads to the private driveway which provides ample parking for several vehicles. A side access leads to the rear courtyard with access to the main house, annexe and garage, and 2 stable blocks totalling 4 boxes. The land lies predominantly to the rear of the property including a menage which requires digging and resurfacing, paddocks divided by a stream and areas of attractive woodland. There is also a tractor barn and dilapidated hay barn. In all the land extends to approximately 2.59 acres in total.

AMENITIES

Local: The property is within walking distance of the Ifold Stores and the Loxwood Sports Club. The village of Loxwood (approximately 1.4 miles) benefits from a variety of local shops, along with a public house, doctor surgery, church and primary school.

Towns: Billingshurst (approximately 5.6 miles), Cranleigh (approximately 7.8 miles), Haslemere (approximately 9.7 miles) Horsham (approximately 14.3 miles) and Guildford (approximately 15.3 miles).

Transport: There are train stations at Billingshurst, (approximately 5.9 miles) and Haslemere (approximately 10.7 miles), Horsham (approximately 13.9 miles), the A3 (approximately 13.4 miles) and junction 10 on the M25 (approximately 30.8 miles)

Schools: Loxwood Primary, Plaistow and Kirdford Primary, The Weald Secondary School, Penthorpe and Farlington.

Leisure: There are many public footpaths and bridleways nearby and the Loxwood Sports and Social club about half a mile away. South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From the High Street in Loxwood, proceed south east on the High Street/B2133 for approximately 0.4 miles and turn right signposted Ifold. Continue for about 1 mile and the property will be found on the left hand side, just before the signpost for Ifold. **What3words:** ///shun.stood.stars





ADDITIONAL INFORMATION

Local Authority: Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166
Website: www.chichester.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage (Klargester). Oil fired central heating.

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

Tenure and Possession: Freehold. Land Registry title numbers: WSX447841 (part), and WSX255713, and part unregistered.

Agent's Note: The annexe is curtilage listed.

EPC: Rating E.

Council Tax: Band G

OFFERS IN EXCESS OF £1,000,000

Viewings

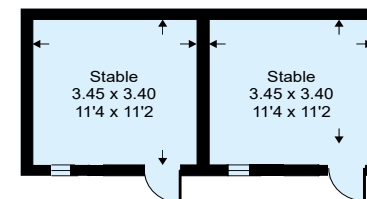
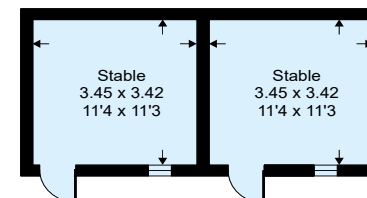
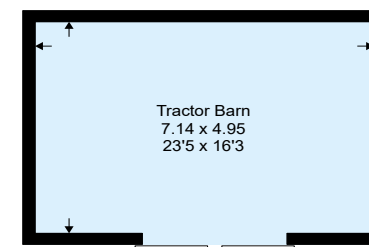
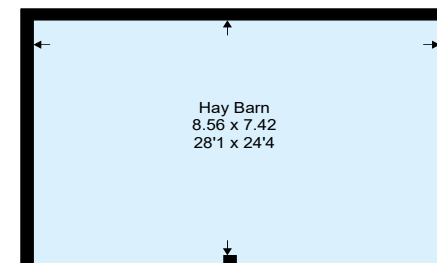
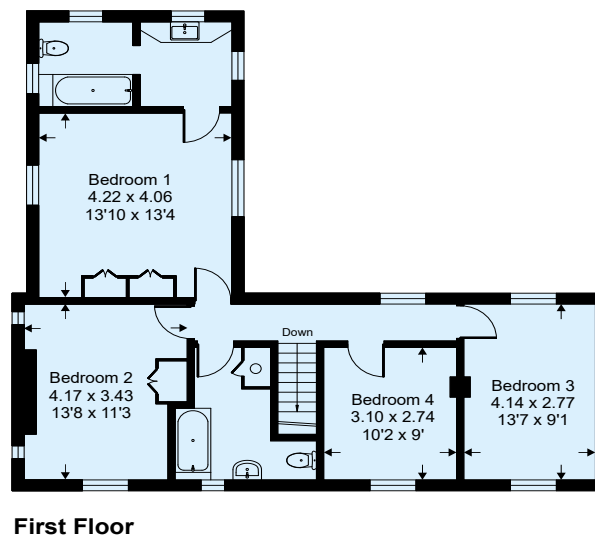
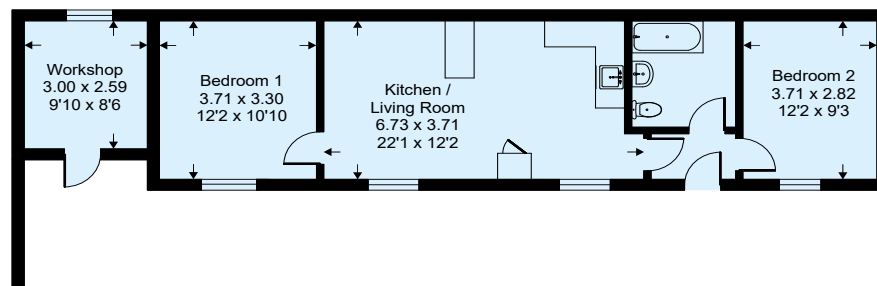
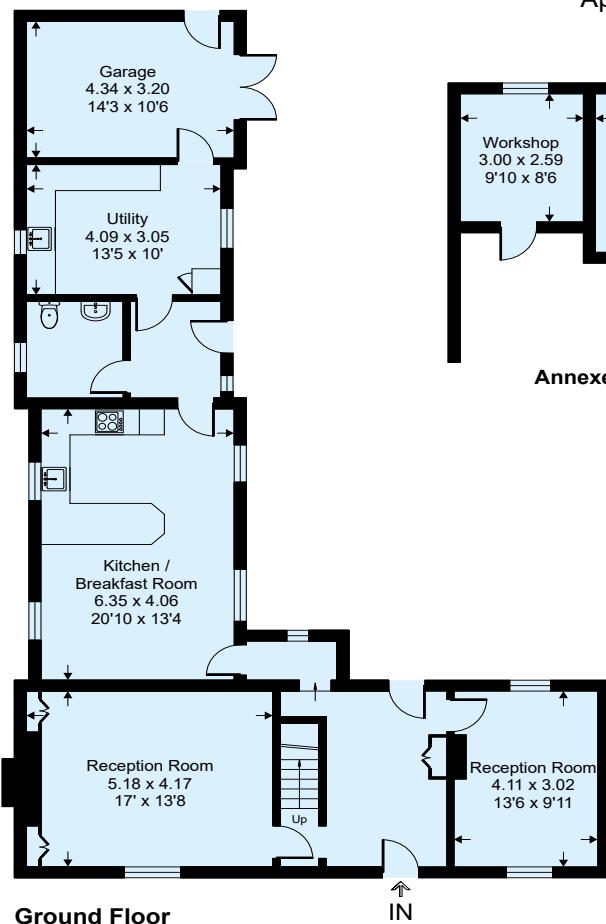
For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.



Paddock Farm

Approximate Gross Internal Area = 178.3 sq m / 1920 sq ft
 Approximate Garage Internal Area = 14 sq m / 151 sq ft
 Approximate Annexe Internal Area = 55.9 sq m / 602 sq ft
 Approximate Outbuildings Internal Area = 137.5 sq m / 1481 sq ft
 Approximate Total Internal Area = 385.7 sq m / 4154 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

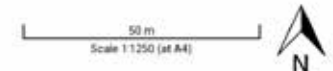


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Billingshurst, West Sussex, RH14 0TR



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