



Wilmington Green Stud

Thornwell Road, Wilmington, East Sussex, BN26 5PZ

Batcheller
Monkhouse



WILMINGTON GREEN STUD

A superb equestrian property set in approximately 15 acres with panoramic southerly views to the South Downs, approached down a 150-yard driveway.

Ground Floor

- Entrance Hall
- Living Room/Kitchen
- Study
- Master Bedroom 1 with en suite Bathroom
- Two further Bedrooms
- Shower Room
- Excellent Utility/Boot Room
- Shower Room 2

Outside

- Stable Yard with 8 Loose Boxes and Foaling Box
- Horse Arena 40m x 20m
- Turn-out Pen
- Gardens, Grounds and Pasture – in all extending to about 15 acres



DESCRIPTION

This impressive and beautifully positioned property offers an exceptional opportunity for equestrian enthusiasts, combining extensive facilities with beautiful rural surroundings. Nestled within a generous 15 acre plot the property enjoys uninterrupted far-reaching southerly views towards the South Downs, creating a truly stunning backdrop.

The location is particularly well suited to riders, benefiting from extensive riding on the South Downs which is within hacking distance. The property itself is approached over a long driveway ensuring a high degree of privacy.

This is a rare opportunity to acquire a fully equipped equestrian property in a sought-after setting offering space, privacy, excellent riding access and breathtaking views over the South Downs.

The elevations are clad with sweet chestnut boarding fixed in a vertical format, on a brick plinth beneath a slate roof with dormer window frames of powder coated aluminium. The heating is via an air source heat pump with underfloor heating throughout.

NB: the planning consent for the house application number WD/2019/2478/F limits the occupation of the dwelling to a person solely or mainly working, or last working, for the equine operation on the site, in the locality in agriculture or forestry, or the widow or widower of such a person, and to any resident dependents.

The property is currently operating as a livery yard and any purchaser would potentially have the option to keep the current liveries if so wished.

The accommodation is arranged as follows:

- Glazed front door to **entrance hall** with coat hanging hooks.
- **Living room/kitchen** with work surfaces having cupboards and drawers beneath, Falcon rangemaster cooker with five-ring Calor gas hob, two ovens and grill beneath and extractor fan above. Stainless steel sink unit inset into work surface with drainer to the side. Space for large American-style fridge freezer. Double opening glazed doors leading to the south-facing garden and the views to the South Downs. Useful **study**.
- Spacious **utility/boot room** with stainless steel sink with drainer to the side, cupboards and drawers beneath, eye-level cupboards and space and plumbing for washing machine. Cupboard housing the hot water cylinder, underfloor heating, and an array of coat hanging hooks. **Shower room** with tiled shower cubicle and WC.
- **Master bedroom 1** with glazed doors to the garden enjoying lovely views to the South Downs. **En suite bathroom** with panel-enclosed bath with mixer taps, drench head and hand shower attachments, WC, wash basin and heated towel rail.





- **Double bedroom** with doors to the garden and lovely views to the South Downs.
Single bedroom 2.
- **Shower room** with large walk-in tiled shower cubicle with drench head and hand attachment, WC, wash basin, mirror-fronted medicine cabinet, heated towel rail.

OUTSIDE

The property is approached down a driveway of 150 yards in length through double opening five bar gates onto substantial area of hardstanding. The **stable yard** is of breeze block and timber clad construction with **8 loose boxes** and a **foaling box**, an excellent **tack room** and large concrete apron to the front. Water and power connected.

Further equestrian facilities include an **arena 40m x 20m** with sand and fibre surface (the original consent reference WD/2017/0479/F was granted for a 60m x 40m riding arena and therefore the current one could be increased to this size if required). Circular **turn-out pen**. In addition, there is a **timber hay barn**, a **tool shed**, and **field shelters**, together with **five shipping containers**.

Extensive hardstanding to the front of the house provides parking for numerous vehicles. The gardens are laid mainly to level lawn and include soft fruit cages and an orchard.

The land is divided into level pasture fields and extends to **15 acres**.

AMENITIES

Local: Wilmington village is within 1 mile and has a public house, tea room, historic church and priory, together with the famous Long Man of Wilmington resplendent on the slopes of Windover Hill

Towns: For more comprehensive amenities and shops, Polegate is about 3 miles; Hailsham some 5 miles, Eastbourne about 7 miles, Lewes some 10 miles and Brighton about 18 miles.

Transport: Berwick and Polegate stations (Gatwick/London Victoria) are both about 3 miles.

Schools: Primary Schools at Willingdon, Alfriston, Upper Dicker and Polegate; Willingdon Community School; Bede's at Upper Dicker; St Andrew's Preparatory and Eastbourne College in Eastbourne.

Leisure: The South Downs provide excellent walking, cycling and horseriding; access to the sea and the Seven Sisters Country Park at Eastbourne, together with cinemas, theatres, sports facilities and leisure centres; golf at Wellshurst Golf Club, Hailsham and The Royal Eastbourne Golf Club.

Healthcare: Eastbourne District General Hospital.

DIRECTIONS

From the Drusillas roundabout on the A27 at Berwick, continue along the A27 towards Lewes for about 1.4 miles, then turn left onto Thornwell Road, signposted Arlington and Upper Dicker. The entrance drive to Wilmington Green Stud will be found after about 0.2 of a mile on the right.

What3Words: ///face.taker.cities.





Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Services (not checked or tested): Mains water and electricity. Private drainage.

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

Tenure: Freehold. Land Registry Title Number ESX293784

EPC: EPC rating B **Council Tax:** Band E



GUIDE PRICE £1,150,000

Viewings

For an appointment to view please contact our Battle Office,
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Wilmington Green Stud, Thornwell Road, Wilmington, Polegate, BN26 5PZ

Approximate Area = 1172 sq ft / 108.8 sq m (excludes outbuildings)

For identification only - Not to scale

NOTE:

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

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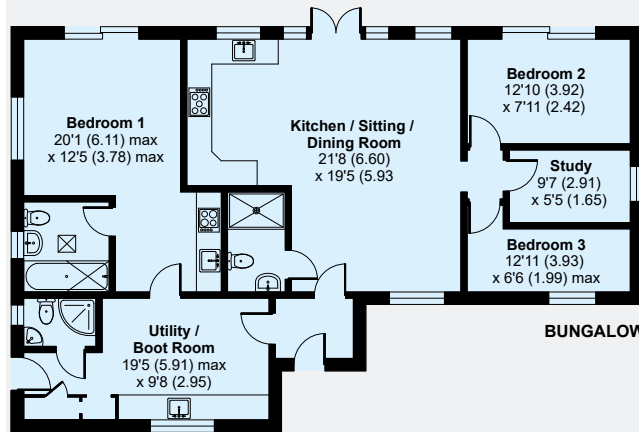
5. All measurements and distances are approximate;

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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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Batcheller Monkhouse. REF: 1452629

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