



Willow Farm, Arundel Road, Patching, BN13 3UQ

Guide Price: £1,350,000







- Set Within 3.5 Acres Of Private, Secure & Secluded Grounds Within This Beautiful National Park Setting Of Patching • Adjacent To The Picturesque Patching Pond • Perfect For Hobby Farming Sheep, Cattle, Horses Etc
- Potential For Camping Site (STNC) • Exclusive Architect Designed Substantial Detached Family Dwelling • Designed, Developed By And Inhabited By The Same Family Since Construction In 1997 • Spacious Living Room With Feature Inglenook Fireplace • Oak Fronted Kitchen/Breakfast Room • Separate Dining Room
- Snug/Office/Study/Games Room • uPVC Double Glazed Conservatory/Orangery • Utility Room/Scullery • Ground Floor Cloakroom
- Four Double Bedrooms • Master Bedroom Suite With En-Suite Bath/Shower Room • Family Bath/Shower Room • Extremely Long Private Driveway Leading To Ample Off Road Parking For Multiple Vehicles • Several Outbuildings For Storage/Livestock • Viewing Considered Essential







Set within 3.5 acres of private, secure, and secluded grounds, this property is nestled in the beautiful national park setting of Patching, adjacent to the picturesque Patching Pond. Boasting multiple established trees, hedging, plants and shrubs, the expansive land is perfect for hobby farming, accommodating sheep, cattle, horses, and more. Additionally, there could be potential for a camping site, subject to necessary approvals.

The exclusive, architect-designed substantial detached family dwelling has been thoughtfully designed, developed, and inhabited by the same family since its construction in 1997. Inside, you will find a spacious living room featuring a charming inglenook fireplace, an oak-fronted kitchen/breakfast room, and a separate dining room. There is also a snug that can be used as an office, study, or games room, along with a uPVC double-glazed conservatory/orangery that invites natural light. Practical amenities include a utility room/scullery and a ground floor cloakroom.

The home boasts four double bedrooms, including a master bedroom suite complete with an en-suite bath and shower room. A family bath and shower room services the other bedrooms. Approached via an extremely long private driveway which is accessed via a farmyard style gate, the property offers ample off-road parking for multiple vehicles and includes several outbuildings for storage or livestock, enhancing the appeal of this serene retreat.

A viewing is considered absolutely essential to fully appreciate what this home and vast grounds has to offer...






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Tenure: Freehold

Council Tax: F

EPC: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>67</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 202.1 sq. metres (2175.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

