



Peppers Farm

Peppers Lane, Ashurst, Steyning, West Sussex, BN44 3AX

Batcheller
Monkhouse

Our Corner of England

PEPPERS FARM

A rare opportunity to acquire a complete farm with multiple dwellings, outstanding equestrian facilities, swimming pool, tennis court and land totalling approximately 97.89 acres (39.61 hectares).

Farmhouse

- 3 Reception Rooms
- 6 Bedrooms
- Over 4,000 sq.ft/400 sq.m

The Hovel

- 3 Bedrooms
- Characterful Property
- Private Setting

Gate Cottage

- Ancillary Accommodation
- Log Burner

Stable Flat

- First Floor
- Exposed Beams
- 2 Double Bedrooms

Lake House

- Retreat
- Bathroom

Outside

- Swimming Pool
- Tennis Court
- Mature Orchard
- Fishing Lake

Equestrian

- Indoor Riding School
- Multiple Stables (20 +)
- Lunging Ring
- Lean to Hay Store
- Timber Clad Pole Barn
- Land**
- Mainly Pasture
- Deciduous Woodland



DESCRIPTION

Coming to the market for the first time in over 30 years this farm is in a sought after location west of Ashurst and enjoys fine views of the South Downs including Chanctonbury Ring. The farm, very usefully, can be accessed from either the east or west entrances

FARMHOUSE

An impressive residence built with traditional materials providing spacious accommodation including three main reception rooms, a farmhouse kitchen with Aga, study and six bedrooms arranged over three floors.

THE HOVEL

A delightful, detached hovel has been converted and extended to provide three bedroom living accommodation with considerable character. It lies privately away from the rest of the buildings and can be approached via its own drive after a short drive from the western entrance. It also enjoys landscaped gardens and pond.

GATE COTTAGE

Opposite the orchard and near the main farmhouse this provides open plan accommodation with kitchenette, log burner, a separate bathroom and mezzanine.

EQUESTRIAN

There is easy access to riding via a bridleway on the western boundary. Facilities include an American barn (with twelve internal boxes, tack room and solarium). Large indoor riding school with adjoining lean-to for hay storage. Brick built 6-box stable with photovoltaic and solar thermal panels on the tiled roof. Further stabling currently provided via a large timber clad pole barn divided into stalls. Small pole barn and lunging ring.

STABLE FLAT

Adjacent to the indoor riding school is a substantial timber-framed building housing a well-equipped two-bedroom first floor flat and three very large foaling boxes beneath. This has the potential to provide more significant accommodation - STPP.





LAKE HOUSE AND LAKE

To the south there is an attractive lake of approximately one-acre with a lake house providing further accommodation options. Usefully equipped with a solar panel for lighting and LPG bottles for hot water heating. There is a boardwalk to a small island, and the lake is well stocked with fish.

OUTSIDE

The farmhouse has attractive private gardens with mature orchard, outdoor swimming pool, all-weather tennis court, artificial cricket surface, large children's tree house and a south facing courtyard.

Predominantly pasture divided into useful fields and paddocks with recently installed fencing. There are some areas of deciduous woodland and an impressive stand of poplars at the western entrance.

It extends, in all, to approximately 97.89 acres (39.61 hectares).



AMENITIES

Local: The village of Ashurst lies about half a mile to the east of the property with a primary school and public house.

Towns and Cities: More comprehensive amenities and shops at Steyning (approximately 4.3 miles), Henfield (approximately 6.3 miles), Horsham (approximately 11 miles).

Brighton (approximately 17.4 miles), London (approximately 50.6 miles).

Transport: Mainline railway station at Horsham with services to London/Victoria. A24 with road links to London, Gatwick Airport and the national motorway network.

Schools: Steyning C of E Primary, Upper Beeding Primary, Ashurst C of E Primary, Steyning Grammar School.

Leisure: Steyning leisure centre including gym and swimming pool, South Downs National Park countryside for walking and hacking, River Adur, Bramber Castle and sailing at the Shoreham Sailing Club.



DIRECTIONS

From Partridge Green head south on the B2135. After about 2.4 miles you will enter Ashurst, after passing the village hall and Fountain pub take the right hand turning into School Lane. Pass the primary school, continue into Peppers Lane, and look for the Peppers Farmhouse sign on the left hand side. Pass the house on the right and continue up the drive to Peppers Farm at the top.

What3Words: ///reward.heartburn.grin



Lake House



Stable Flat



The Hovel



Stable Flat



The Hovel



Gate Cottage



The Hovel

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100 Website: www.horsham.gov.uk

Services (not checked or tested): Mains electricity and water. Private drainage. The main farmhouse - air source heat pump for central heating and oil fired Aga. The Hovel - oil fired underfloor heating. Stable Flat and Gate Cottage - electric heating. The photovoltaic panels provide electricity and the solar thermal panels heat the swimming pool.

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. There are some public rights of way that cross the land including a footpath and bridleway. There is a private right of way from neighbouring Pepper's to the pond in the north corner of Baven's Wood - please see agent for the route details.

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: Freehold. Land Registry Title Number WSX400260 and WSX171083 (part).

Sustainable Farming Incentive: Ending 29th February 2028 and providing quarterly payments. This agreement may be transferable, at the full discretion of the RPA.

EPC Rating: The Farmhouse: E The Hovel: D Stable Flat: E

Council Tax Band: The Farmhouse: G The Hovel: E Stable Flat: C

GUIDE PRICE £6,000,000

Viewings

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

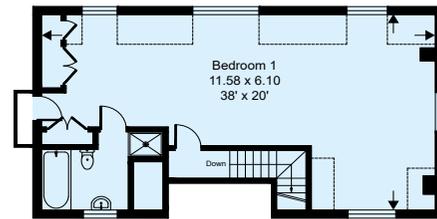
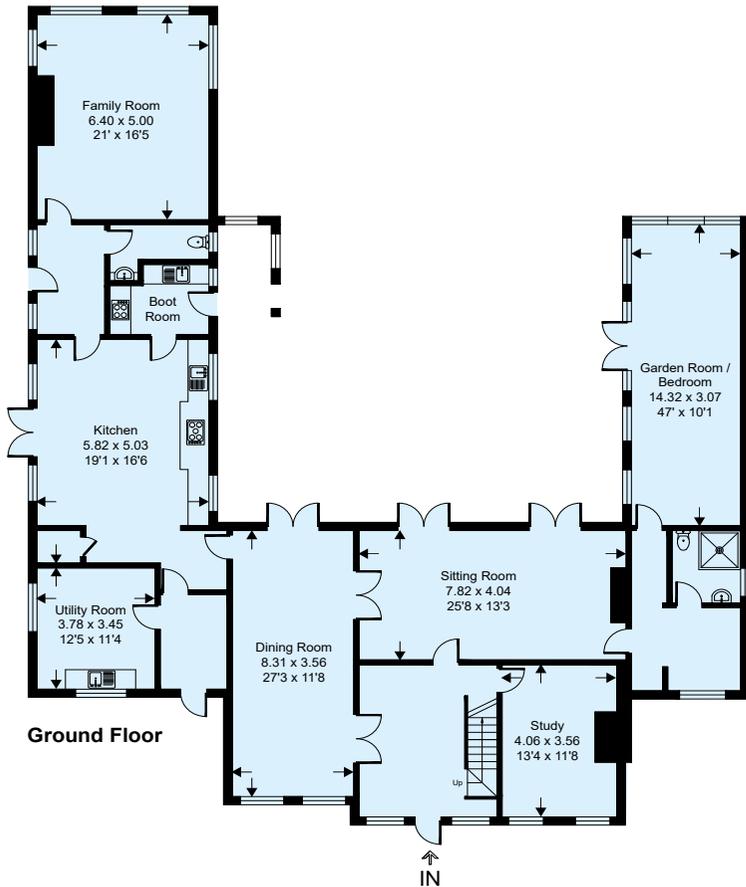
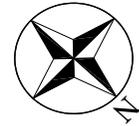
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.



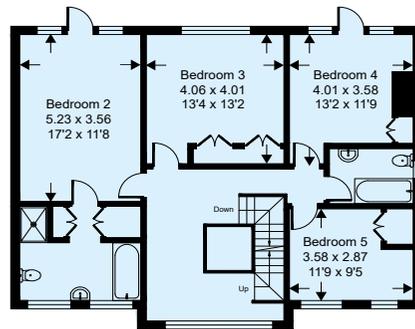


Peppers Farm, BN44

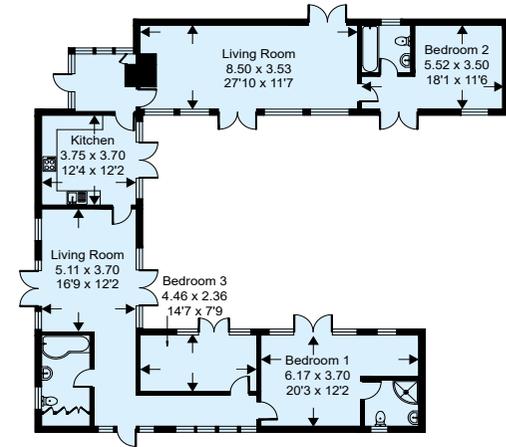
Approximate Gross Internal Area = 412.7 sq m / 4443 sq ft
 Approximate Lake House Internal Area = 46.2 sq m / 498 sq ft
 Approximate Gate Cottage Internal Area = 46.1 sq m / 497 sq ft
 Approximate The Hovel Internal Area = 145.3 sq m / 1565 sq ft
 Approximate Total Internal Area = 650.3 sq m / 7003 sq ft
 (excludes restricted head height)



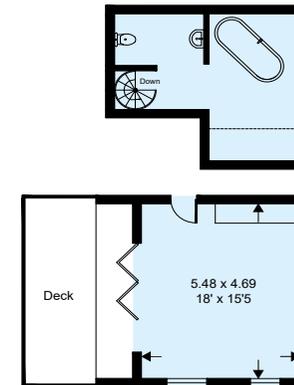
Second Floor



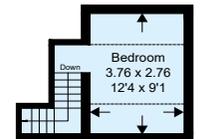
First Floor



The Hovel



Lake House



Gate Cottage

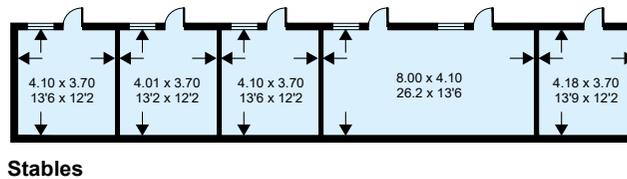
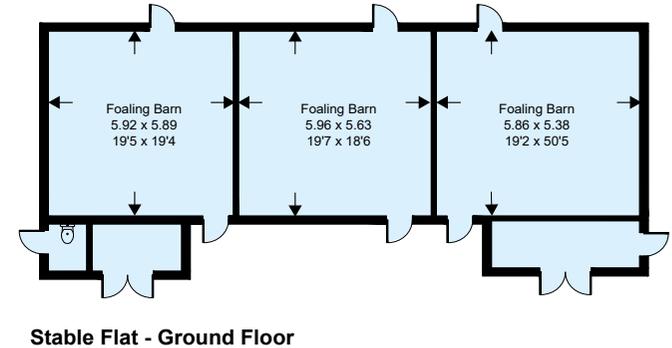
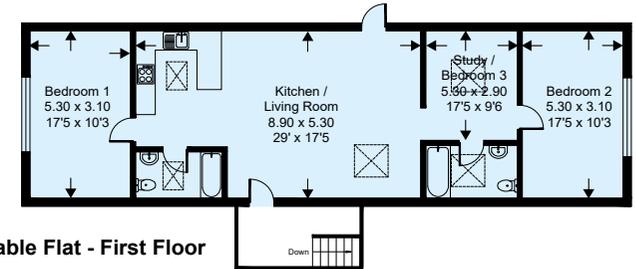
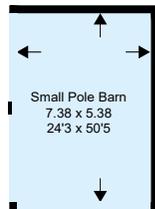
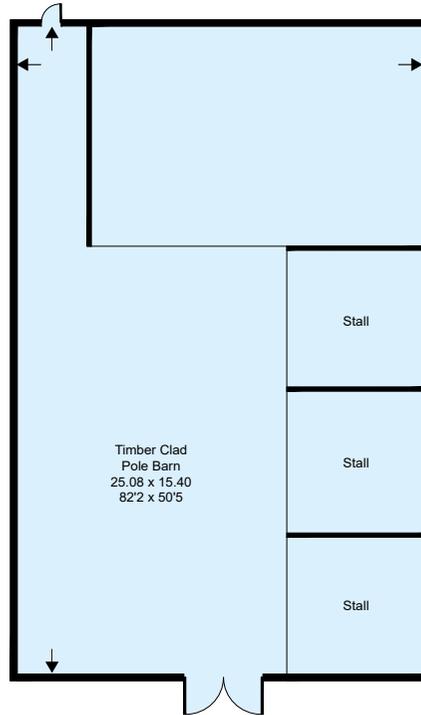
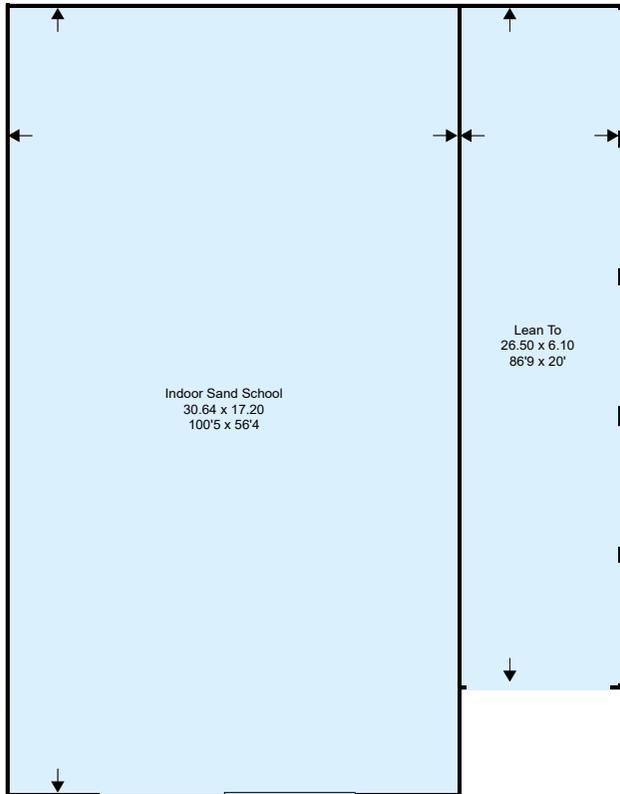
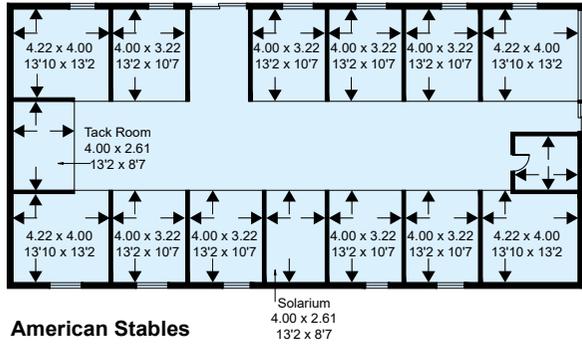
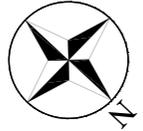
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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Approximate Outbuildings Internal Area = 1513.9 sq m / 16296 sq ft

Approximate Stable Flat Internal Area = 215.1 sq m / 2316 sq ft

Approximate Total Internal Area = 1729 sq m / 18612 sq ft



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NOTE:

Batcheller Monkhouse gives notice that:

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;

2. The particulars do not constitute any part of a Contract;

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.

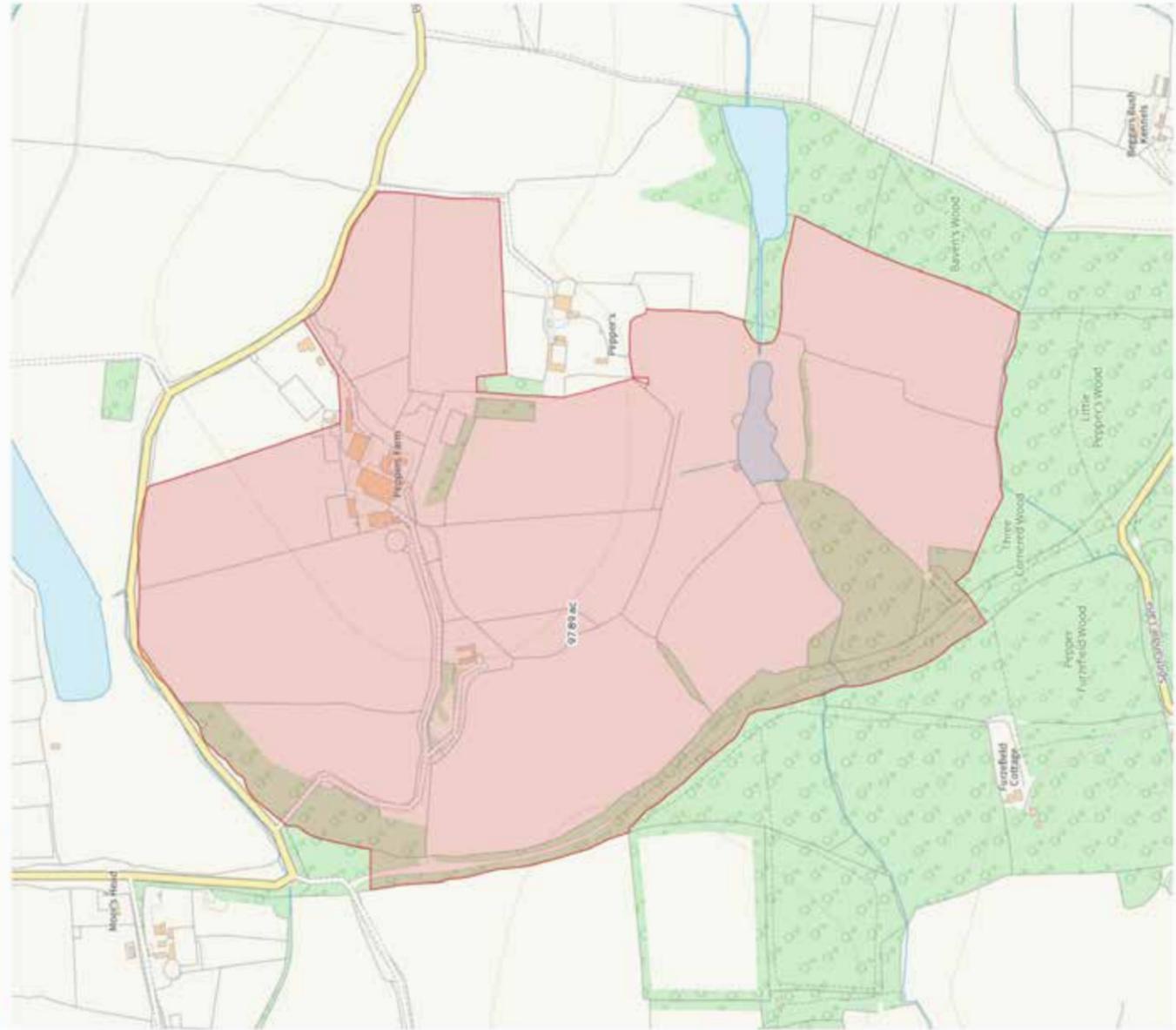
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Peppers Farm, Peppers Lane,
Ashurst, Steyning, BN44 3AX



Land App



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