



EQUUS

Country & Equestrian



MOO MOO FARM



MOO MOO FARM, Glaseby Lane, Washington, Pulborough, West Sussex, RH20 4AX

An impressive detached 4 bedroom family home and further detached generous size Office / annexe set in 5.5 acres (*TBV) with equestrian facilities occupying a unique tucked away position nestled within the South Downs with fantastic far reaching views and enjoying outstanding walking and riding directly onto the South Downs Way without the need to cross any roads.

This stunning country and equestrian home offers a desirable mix of rural living with convenient access to local amenities provided at the nearby villages of Ashington and Storrington. The well equipped stable yard comprises of a detached barn including five internal stables and tack room (power and water connected), 40m x 20m riding arena and post and rail paddocks on free draining soil with auto water supplied. Other buildings include a second detached barn (scope for a variety of uses or further stabling and a three bay garage with ample parking for multiple vehicles and horse boxes. The whole offers excellent options for those seeking dual family accommodation or interested in running an Airbnb/holiday let from the location.eip

LOCATION

The Property is situated in a private position nestled into the South Downs countryside with miles of immediate riding out and rural walks on the South Downs Way. Local amenities are provided at the nearby desirable village of Ashington and the country town of Storrington which offers every day shopping needs, including a Waitrose supermarket. For more comprehensive shopping and recreational needs. The seaside town of Worthing is 8 miles distant and the historic market town of Horsham is 14 miles. Sports enthusiasts can enjoy golf at West Sussex Golf Club and West Chiltington, horse racing at Goodwood and Fontwell, show jumping at Hickstead, sailing at Chichester. For rail connections to London, Pulborough and Billingshurst both have a direct service to London Victoria (about 1hr 17mins & 1hr 12mins respectively). The A24 is close by for access to the coast and national motorway networks. There are excellent schools nearby in both the state and private sector, including The Weald, Steyning Grammar, Windlesham House School, Lancing College, Christ's Hospital and Seaford College.

ACCOMMODATION

The main residence combines a well presented living accommodation centred around an entrance hall leading into a superb open-plan kitchen, dining and breakfast room. The kitchen features a large island, generous dining area, breakfast nook and a substantial walk-in pantry. Dual-aspect bi-fold doors open directly onto the landscaped patio and entertaining terraces, perfectly positioned to take advantage of the spectacular South Downs views.

The kitchen flows through to an open utility and laundry area with extensive built-in storage and concealed pull-out drying racks, together with external access to the rear gardens and

patio. The high ceilings, spacious layout and abundance of natural light create a wonderful family and entertaining space. The ground floor further comprises a cloakroom/WC, a double bedroom with en-suite shower room, a spacious sitting room with log-burning stove and a versatile study/snug. Upstairs are three further double bedrooms and a family bathroom. plus the principal suite which benefits from a generous en-suite bathroom with walk-in shower and roll-top bath. All of the bedrooms enjoy attractive views over the land and offer excellent storage throughout with additional built-in storage to the landing area.

A big asset of the property is undoubtedly the detached oak framed annexe set within the grounds offering a self contained open-plan living space with a mezzanine double bedroom above and private decked outdoor terrace. Another feature are the glorious surrounding gardens which include landscaped patios, a pond, small wooded copse and an attractive tree-lined walkway with mature fruit trees.

DETACHED OAK FRAMED ANNEXE/HOME OFFICE & GARAGING

Well presented detached oak-framed Annexe / Home Office offering an open-plan living space with a mezzanine double bedroom above.

Detached three-bay garage.

EQUESTRIAN FACILITIES'

BARN 1- concrete barn with 5 internal stables and a tack room. Electricity and water connected

Barn 2 - options for various uses an extensive outbuilding located outside the garden, of mixed construction including tin sheets and steel.

OUTDOOR ARENA - 20m x 40m sand school, post-and-rail fenced.

PADDOCKS - with water supply.

RIDING OUT - the property enjoys off-road riding directly from the doorstep with immediate access onto the South Downs Way.

SERVICES

WATER: Mains | ELECTRICITY: Mains | CENTRAL HEATING: Biomass Boiler | DRAINAGE: Private

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached | PROPERTY CONSTRUCTION:

Brick & Block | PARKING: Multiple and off road | FLOOD

RISK: Zone No

LOCAL AUTHORITY: Horsham | TAX BAND: G

EPC RATING: 63/68 D - Certificate number 4436-4825-9600-0447-2222

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>



LAND & GROUNDS

The whole site is 5.5 acres (*TBV). *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org <https://checker.ofcom.org.uk/en-gb/mobile-coverage> <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014

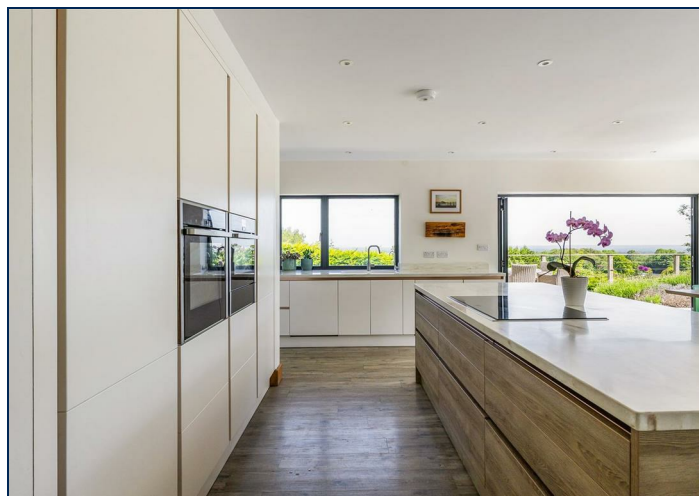
E: sales@equusproperty.co.uk

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Offers in the region of £1,800,000



Approximate Floor Area = 236.5 sq m / 2546 sq ft
Outbuildings = 241.7 sq m / 2602 sq ft
Total = 478.2 sq m / 5148 sq ft
(Excluding Void / Open Space)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108315



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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