



CROOKHORN FARMHOUSE



RH & RW
CLUTTON

CROOKHORN FARMHOUSE

Marlpost Road
Southwater
West Sussex RH13 9DA

Guide price: £2,750 pcm unfurnished
Available Mid/end July 2022

Entrance porch • 4 reception rooms
Kitchen/breakfast room • Shower room/wc • Utility room
4 double bedrooms • Family bathroom
Mature gardens, grounds & large pond
Large garage & workshop
Off street parking

Large neighbouring period barn complex potentially available by separate negotiation and subject to use.



SITUATION

Crookhorn Farmhouse, a stunning Grade II Listed property, occupies a picturesque, rural and peaceful location at the end of a private shared drive to the north of the pretty Hamlet of Dragons Green. Day to day shopping facilities are within two miles at Southwater however for a more comprehensive range of shopping facilities and recreational amenities, Horsham is five miles distant. The property benefits from good transport links with a mainline station at Christs Hospital and the A24 Worthing Road within four miles. Gatwick and the M23 are also within easy reach. A bridleway runs past the property giving immediate access to a wide network of bridleways and footpaths.

DESCRIPTION

The farmhouse has many period features including exposed beams, wooden and York stone floors and an inglenook fireplace in the sitting room. A covered rear porch leads into the kitchen/breakfast room with fitted shaker style wall units, twin electric ovens with ceramic hob over, space for fridge/freezer and dishwasher and a larder cupboard. The remaining layout of the ground floor is flexible with four reception rooms all with either stone or brick flooring. The main reception room (currently used as a dining



room) has a stunning inglenook fireplace, with a smaller reception room off with a woodburning stove. There are two further small reception rooms, currently in use as a playroom and office. There is an alternative entrance into the house via a small lobby area which gives access to the newly appointed downstairs shower room and wc and the utility room with a cupboard housing the oil-fired boiler and hot water cylinder, there is also space for a washing machine and tumble dryer.

Two staircases lead to the first floor where there are four good sized bedrooms each enjoying a pleasant outlook and a recently newly fitted family bathroom with shower over the bath.

There is currently an opportunity to rent the nearby barn complex by separate negotiation and subject to proposed use. Please do request further details from the letting agent if this might be of interest.

OUTSIDE

The property is approached via a private shared driveway and is surrounded by large enclosed gardens, mainly laid to lawn, with flower bed borders, a kitchen garden and the original farm pond, with gated access to the front and back with a paved path leading to the front door and a patio area at the back. There is ample parking to the rear of the property with convenient access to the back door. In addition, there is a large double garage (with electric roller door) with adjoining workshop. There are super rural views across adjoining farmland owned by Dragons Estate, which adds to the rural charm.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one week's rent).

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated





account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS).

COUNCIL TAX - Band G - £3,430.40 for the year 2022/2023

EPC rating tbc

SERVICES

Mains electricity and water. Private drainage emptied by the estate once a year and billed separately. Oil fired central heating.

MAINTENANCE

The landlord will be responsible for the exterior and the structure of the house. The tenant will be responsible for gardening to include mowing the lawns, trimming shrubs, weeding, and for the interior of the house.

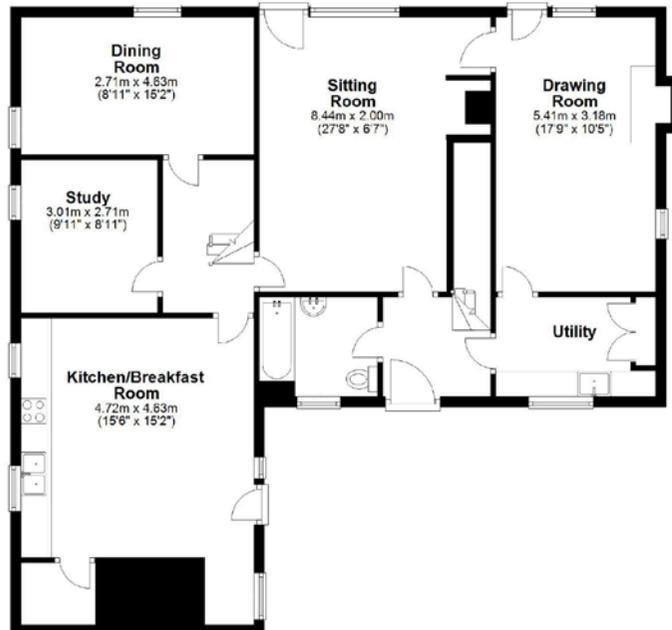
DIRECTIONS

Please contact the agent for directions.

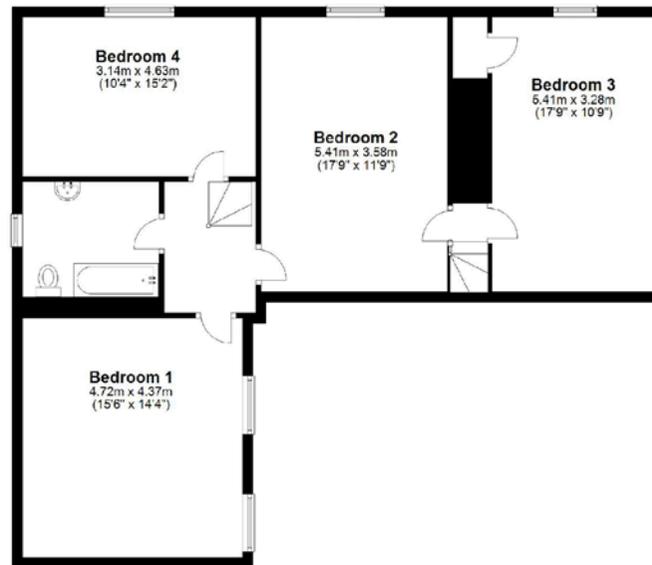
VIEWING

Strictly by appointment with the sole letting agent
RH & RW Clutton - 01798 344554

Ground Floor
Approx. 114.9 sq. metres (1238.5 sq. feet)



First Floor
Approx. 90.4 sq. metres (973.3 sq. feet)



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