



The Coach House

BRIGHTON ROAD | WOODMANCOTE | WEST SUSSEX | BN5 9ST

Chatt
estates



Situation

A beautifully appointed country home set within approximately 9 acres, incorporating extensive paddocks, a six-horse stable block and a range of versatile ancillary buildings

Set within approximately 9 acres of beautiful grounds and paddocks, this distinctive country home presents an exceptional equestrian opportunity, with a gated stable block providing stabling for six horses and a tack room, extensive paddocks and a separate vehicular entrance directly to the fields. The thoughtfully arranged grounds also include a detached barn with two-bay carport, garage and self-contained studio accommodation above, together with a substantial detached 'Pond House' overlooking the water, providing an array of possibilities for equestrian, guest and leisure use. Sympathetically designed, the main house combines the character and charm of a traditional building with the comfort of a modern home, complemented by extensive use of French oak. At its heart is a particularly impressive triple-aspect sitting room with vaulted ceiling and mezzanine galleried area, flooded with natural light and opening through French doors onto a stone terrace, creating a superb space for entertaining and enjoying the surrounding grounds. The bespoke handmade oak kitchen complements the character of the house, while five bedrooms and three bathrooms are arranged over the ground and lower ground floors. Beyond the principal gardens, approximately eight acres of paddocks provide an exceptional setting for the equestrian facilities, with the stable block conveniently positioned to the side of the house. A large veranda overlooks the pond and detached Pond House, currently arranged as two substantial rooms, while the detached barn incorporates a two-bay carport, garage and studio accommodation above with kitchenette, bathroom and double bedroom. Together, the land, stabling and extensive ancillary accommodation create a rare opportunity to combine a characterful country home with an established equestrian lifestyle within the South Downs National Park.



Kitchen

- » Oak wall and base units
- » Oak worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker with extractor fan over
- » Integrated dishwasher
- » Space for fridge freezer



Bathrooms

Ground Floor Bathroom

- » Freestanding bath with floor mounted taps
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin



Principal Bedroom En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Two freestanding stone wash hand basins
- » Heated ladder style towel radiators
- » Tiled floor

*Agents note - The copper bath shown in the principal bedroom has been removed.

Lower Ground Floor En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Space and plumbing for freestanding bath



Specification

- » Floor mounted 'Grant' oil fired boiler located in the utility room
- » Useful utility room with space for further appliances
- » Large sitting room with mezzanine study/bedroom 6
- » Gardens and grounds amassing to approximately 9 acres

Outbuildings

The Pond House

Accessed via a large arched timber door with wrought iron fittings made by a local blacksmith. The Pond House comprises two rooms with double doors leading out onto the veranda overlooking the pond. Features include a granite stone open fireplace, 'Amtico' flooring with electric underfloor heating throughout.

Detached Barn

The detached barn comprises a two bay carport and garage with a one bedroom, bathroom and open plan kitchen/sitting room studio flat above. Features include a south facing Juliet balcony and electric underfloor heating throughout.

Stabling

There is a gated stable block with stabling for six horses and a tack room and hay store.



Land



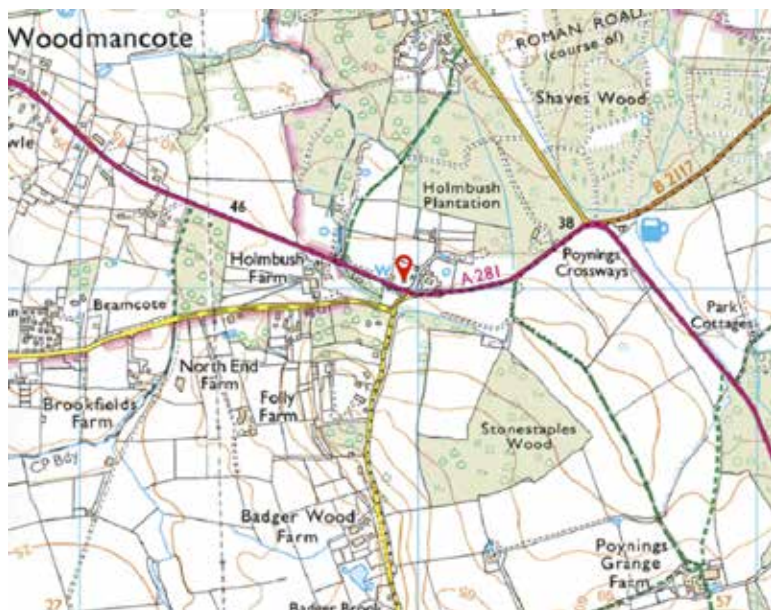
External

The property is approached via wrought iron gates and over a sweeping shingle driveway. Gardens surround the house on all sides with areas of patios. Behind the house there is another decked area and further gardens with a pizza oven and a South African barbecue. The gardens continue to the front and are predominantly laid to lawn continuing on to the approximately eight acres of paddocks. There is a gated stable block with stabling for six horses to the side of the house along with detached barn and pond house with veranda overlooking the pond. The rear fields have a separate vehicular roadside entrance.

Location

The property is situated within the South Downs National Park in the picturesque hamlet of Woodmancote, positioned between the thriving villages of Henfield and Hurstpierpoint. Both villages offer bustling High Streets with an excellent range of independent shops, cafés, public houses and everyday amenities. The commuter village of Hassocks, with its mainline railway station, provides regular services to London and the south coast, whilst the area is also well served by a number of highly regarded state and private schools. The surrounding countryside is particularly appealing to equestrian enthusiasts, with extensive bridleways and hacking across the South Downs National Park. The world-renowned All England Jumping Course at Hickstead is within easy reach, together with the respected equestrian facilities at Brendon Stud in Pyecombe and Hascombe Farm near Henfield. Combined with miles of open countryside and riding opportunities, the location offers an exceptional setting for those seeking a country and equestrian lifestyle.





Transport Links

Hassocks Train Station	approx. 5 miles
Haywards Heath Train Station	approx. 11.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 25 miles
Gatwick Airport	approx. 21 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Brighton Road, Woodmancote, BN5 9ST

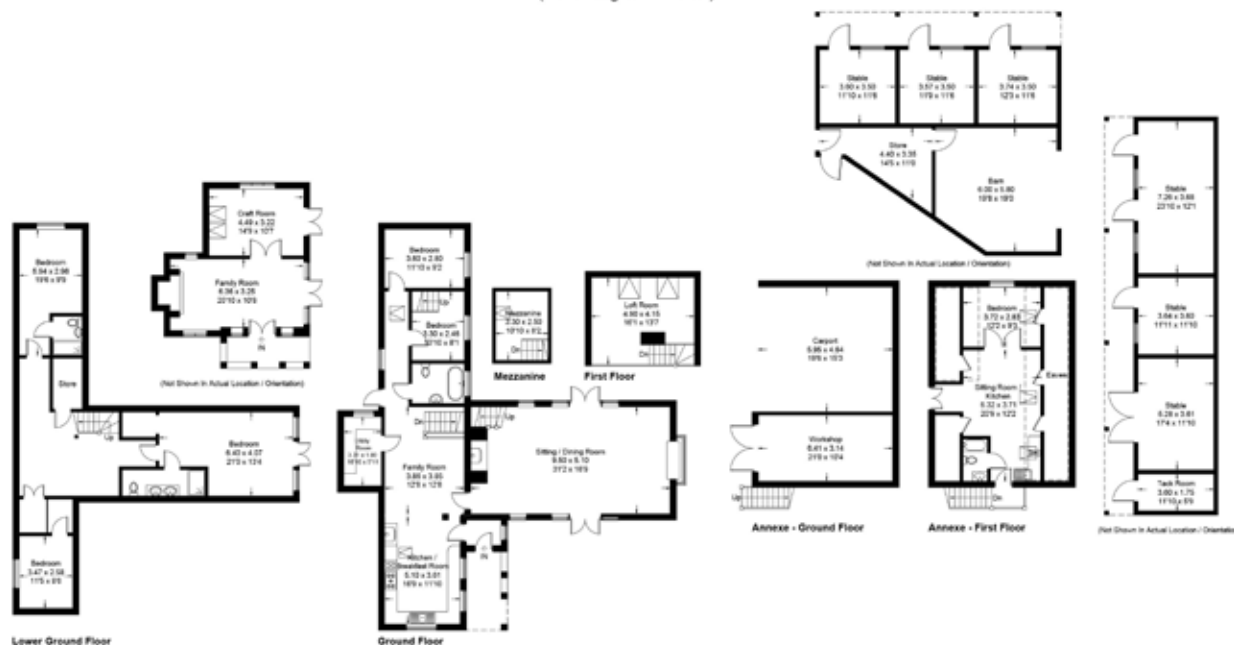
Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft

Annexe = 119.0 sq m / 1281 sq ft

Outbuildings = 191.6 sq m / 2062 sq ft

Total = 554.3 sq m / 5966 sq ft

(Excluding Mezzanine)



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates