



Westhouse Farm Twineham Lane, Sayers Common

Hassocks

Guide Price **£1,595,000**



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Sayers Common, Hassocks

Westhouse Farm represents a rare opportunity to acquire a beautifully presented country home combining character, contemporary style and practical equestrian facilities. Occupying a secluded position with outstanding views over its own land and the surrounding countryside, it offers an exceptional lifestyle property in an idyllic rural setting.

Approached via electric gates and a gravel driveway. The property has been thoughtfully extended to create an exceptional family home with beautifully proportioned accommodation, far-reaching rural views and excellent equestrian facilities, all set within approximately 5.77 acres.

The property's attractive tile-hung elevations. A welcoming porch opens into a spacious and bright entrance hall. The heart of the home is the impressive open-plan kitchen, dining and family room. This expansive space centres around a substantial island unit with breakfast bar and offers generous dining and seating areas bifold doors frame across the gardens and surrounding countryside, whilst doors open directly onto a large wooden decking space.

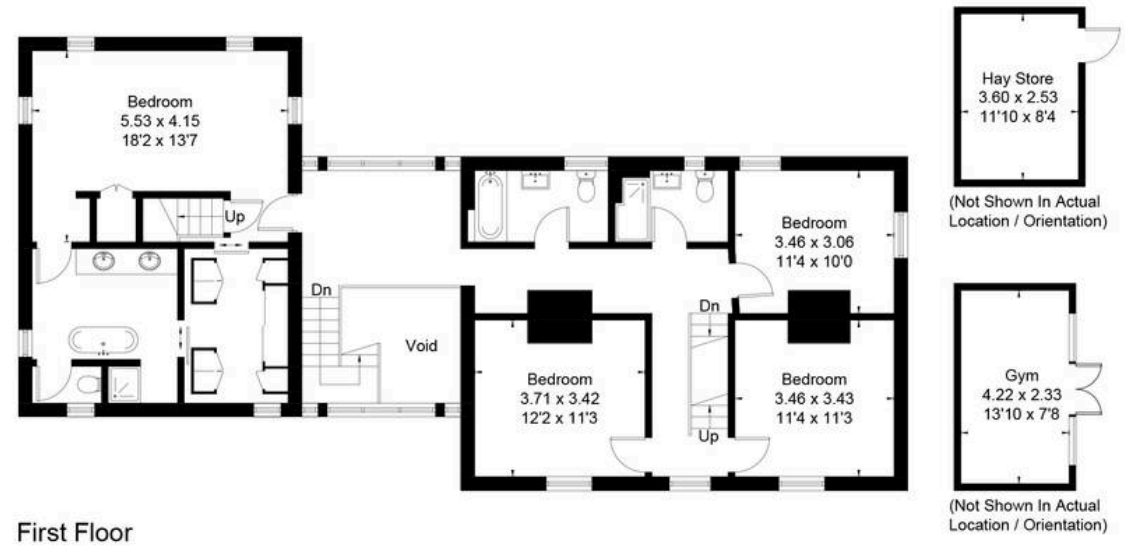
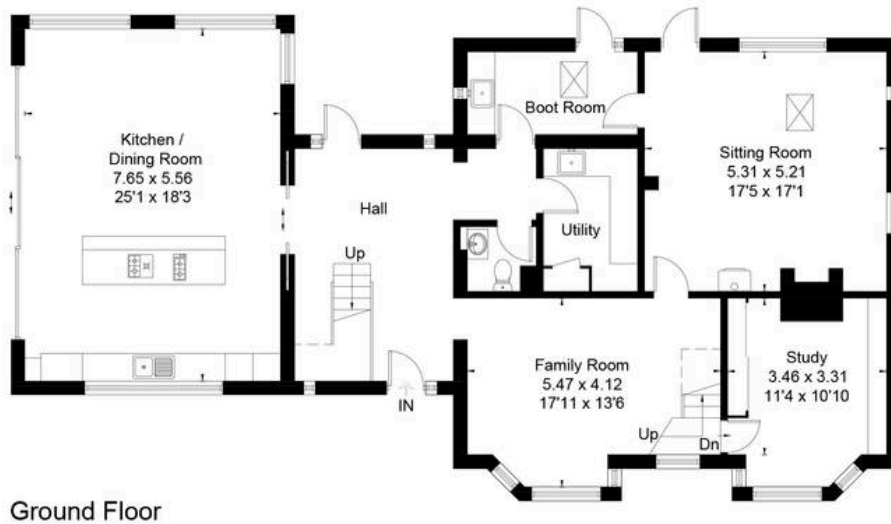
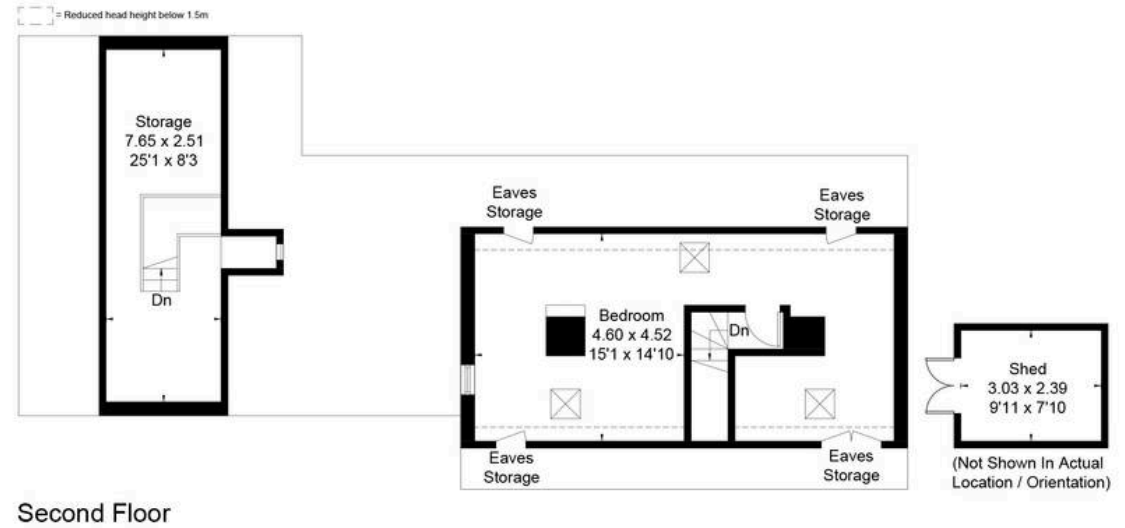
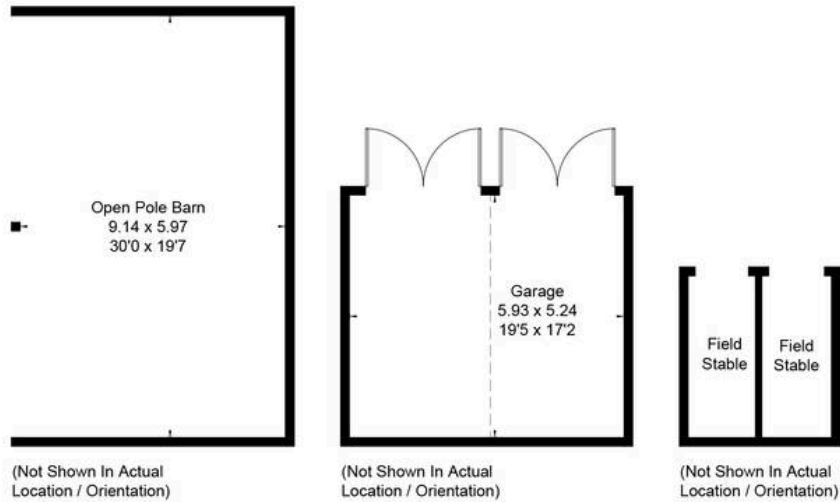








Approximate Floor Area = 320.8 sq m / 3453 sq ft
Garage = 31.2 sq m / 336 sq f
Outbuilding = 19.0 sq m / 204 sq ft
Total = 371.0 sq m / 3993 sq ft
(Excluding Void / Shed / Open Spaces)



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 #110582



Gardens and Grounds

The gardens wrap around the property and enjoying a high degree of privacy. Predominantly laid to lawn and complemented by a charming rose garden to the front. To the rear, a substantial decking terrace provides an ideal setting for outdoor entertaining and al fresco dining whilst enjoying views across the grounds.

Further amenities include a summer house currently used as a gym, a garden shed and a detached double timber garage.

Equestrian Facilities

The stable yard comprises two stables and a feed store opening onto a substantial fenced and surfaced area. A 43m x 25m riding arena sits adjacent to the yard and is well positioned within the land.

The property benefits from excellent riding directly from the doorstep, with access to a network of country lanes and bridleways leading towards Wineham and Hickstead. A dedicated parking area provides convenient space for a horsebox or trailer, separate from the main residential driveway.

Services

The property benefits from a highly efficient and environmentally conscious energy system, including a 14kW air source heat pump, solar photovoltaic panels and two Tesla battery storage units providing a combined capacity of 27kWh. The renewable energy installation is MCS certified. Mains water and electricity are connected, and drainage is via a modern private system.





Churchill Country & Equestrian

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