



Tanglewood Cottage

Hurston Lane, Storrington, West Sussex, RH20 4HF

Batcheller
Monkhouse

Tanglewood Cottage

A well presented equestrian property with character cottage, stable yard, outdoor arena, and paddocks

- Cloakroom
- Dining Room
- Kitchen
- Reception Room
- Conservatory
- Ground Floor Bedroom
- 3 First Floor Bedrooms
- Family Bathroom
- Delightful Gardens
- 3 Stable Yards
- Feed and Tack Room
- Wash/Grooming Room
- Dog Kennel
- Outdoor Arena
- 5 Small Paddocks
- About 0.8 of an Acre
- Good Riding



AMENITIES

Situated in a lovely rural location, south of West Chiltington between Pulborough and Storrington, which both offer excellent local shopping and amenities and Pulborough has a mainline station to London Victoria. Towns in the area include Horsham, Chichester and Worthing. There is local hacking available on public bridlepaths, and more riding on the South Downs. There is the nearby Point-to-Point course at Parham, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at the nearby West Sussex course, Festival of Speed at Goodwood, and theatres at Chichester, Brighton and Horsham. It lies just outside of the South Downs National Park.

DESCRIPTION

The property is approached via a wide double five bar gated entrance to a concreted off-road parking area in front of a covered carport with outside light and tap. The extended semi-detached cottage has painted brick elevations under a tiled roof with double glazed windows and the accommodation is arranged as follows:

Stable type door to lobby which leads to an inner hall with a coats cupboard and cloakroom. An archway leads to a dining room with an opening to a kitchen with matching fitted units and windows overlooking the rear garden. A spacious double reception room has an open brick fireplace, window to the front and double glazed doors opening to a conservatory with door to rear garden. There is a ground floor bedroom which could potentially be used as an additional reception room or a study with wash basin and gas fired boiler.

On the first floor, stairs lead to a central landing with doors to two double bedrooms, one with fitted wardrobes and airing cupboard and the other with a wash basin, single bedroom with fitted wardrobe and family bathroom.

OUTSIDE

To the front is a well maintained garden with flower borders and post and rail fencing and to the rear, a delightful private garden with bordering trees and shrubs.



Other features include a raised brick terrace, polytunnel, garden store and fenced vegetable garden (hot tub is excluded from the sale).

THE EQUESTRIAN FACILITIES

The stable yard is located conveniently adjacent to the cottage and comprises 2 block built stables with drinkers connected and wide covered overhang.

Lean-to lock up feed and tack room with kitchen unit and lean-to pony box and store to the rear. Separate timber built range with overhang comprising a stable and wash/grooming room. Detached enclosed dog kennel building. (Temporary shaving store excluded from the sale.) Timber built hay barn. Power and water connected to the buildings. Fenced outdoor arena of approximately 30m x 20m (not measured) with silica sand and rubber surface and floodlighting.

The land is divided into 5 small fenced paddocks, one of which has a field shelter, manure store and gateway to the lane. The land is level and on free draining Lower Greensand soil, ideal for horses, and it extends in all to approximately 0.8 of an acre.

DIRECTIONS :

From Pulborough proceed on the A283 towards Storrington. Having passed through Cootham and before Storrington, turn left into Hurston Lane. Continue for about two thirds of a mile, and the cottage will be found on the right hand side.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL.
Telephone: 01403 215100 www.horsham.gov.uk.

Services (not checked or tested): Mains electricity, gas, water and drainage.

Tenure: Freehold. Land Registry Title Number WSX135936

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

EPC Rating: D.

RP/20/07/20



VIEWINGS

For an appointment to view please contact our Pulborough Office:

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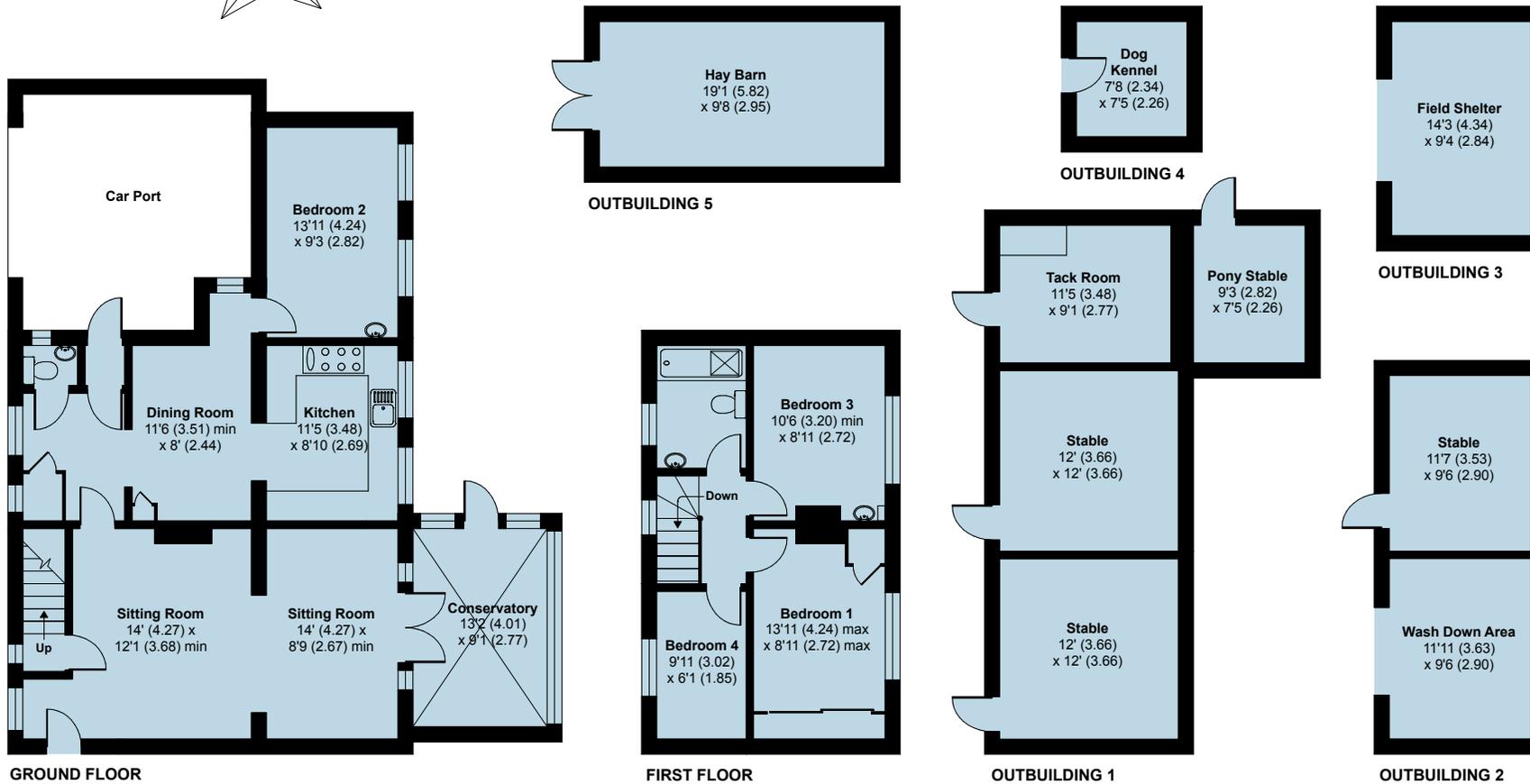
London
Mayfair Office

mayfair@batchellermonkhouse.com

Tanglewood Cottage, Hurston Lane, Storrington, Pulborough, RH20 4HF

Approximate Area = 1332 sq ft / 123.7 sq m (excludes outbuildings)

For identification only - Not to scale

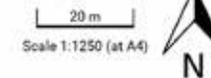


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Batcheller Monkhouse. REF: 621161



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Ordnance Survey

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