2 Tanland Cottages

London Road, Northchapel, Petworth, West Sussex, GU28 9EG

Batcheller Monkhouse

2 Tanland Cottages

A well presented and improved equestrian property situated in an extremely sought after location. House, stabling, menage, walker, paddocks and direct access to bridleways. In total about 9.19 acres.

House
- Semi-Detached
- Kitchen/Breakfast Room
- Utility
- Sitting Room with Log Burner
- 3 Bedrooms, 1 En-Suite
- Family Bathroom

Buildings
- Tack Room
- Hay Barn
- Feed Room
- General Stores
- 4 Stables

Outside
- Aldershot Walker
- 60m x 20m Menage
- Floodlighting
- 6 Paddocks
- Water Tanks
- Hardstanding
- Approximately 9.19 Acres

Description

This character semi-detached brick and tile cottage has been extended and improved by the current owners. A low maintenance garden leads to the front door opening to:

- **Entrance Hall**
- **Kitchen/Breakfast Room** with wood floor, wall and base mounted units, large sink with mixer tap, electric oven and hob, extractor fan over and windows. T
- **Utility Room** with sink and cupboard under, space for washer, dryer and fridge freezer, and recess housing the oil fired boiler. A side door to outside and there is a door to:
- **Cloakroom** with low level w.c., sink unit and window.
- **Sitting Room** with windows to front and rear, log burner, carpet and exposed beams.
  A door from the sitting room leads to staircase rising to:
- **Landing** with loft hatch.
- **Main Bedroom** with store cupboards in the eaves, window, carpet and door to:
- **En-Suite Shower Room** Comprising sink with cupboard under. Low level w.c., shower cubicle.
- **Bedroom 2** with decorative fireplace, window and carpet.
- **Bedroom 3** Window and carpet.
- **Family Bathroom** Cupboard housing hot water cylinder, low level WC, sink unit with cupboard under and mixer tap, bath, ladder style radiator and window.

Outside

A private drive leads from London Road to the hard surface parking area in front of the house with access to all the equestrian facilities a stone's throw away. There is a hay store and very well thought out feed room with sink, heater and plumbing for washing machine. General stores, tack room (secure), 4 stable boxes with auto drinkers and lighting, floodlighting over the 60m x 20m menage and floodlit walker (Aldershot). The land is divided into useful paddocks, all with their own water supply. There are 2 hardstanding muck heaps in the fields, and an additional muck heap adjacent to the stabling. In total approximately 9.19 acres.

Amenities

Local: The property is about 1.3 miles from the village of Lurgashall with village shop/Post Office and the Noah's Ark Inn.

Towns: Petworth is about 4.5 miles to the south and Haslemere is about 6.2 miles north/west.
Transport: The property is just off the London Road (A283) with easy access to the A3 and A272.
Schools: Northchapel Primary, Fernhurst Primary, Plaistow and Kirdford Primary, Petworth Primary C of E.
Leisure: Superb horse riding via bridleway access by simply crossing the A283 from the property.

Directions

From Petworth head north on North Street and after crossing the mini roundabout, continue for 4.1 miles. The property will be found on the left hand side, just after the left hand turning for Blind Lane. There is a five bar gate and sign "2 Tanland Cottage". **What3words:** ///partly.retrial.swooning

Additional Information

Local Authority: Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166 Website: www.chichester.gov.uk

Services (not checked or tested): Mains water and electricity. Shared private drainage (septic tank). Oil fired central heating.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

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

Tenure and Possession: Freehold. Land Registry title numbers: WSX236658 and WSX257231.

EPC: EPC rating E **Council Tax:** Band D

Agent's Note: Under the Estate Agency Act 1979 we hereby declare that the property belongs to a relative of a member of staff at Batcheller Monkhouse.

Offers in excess of £900,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards , including livestock. Ensure gates are shut at all times.

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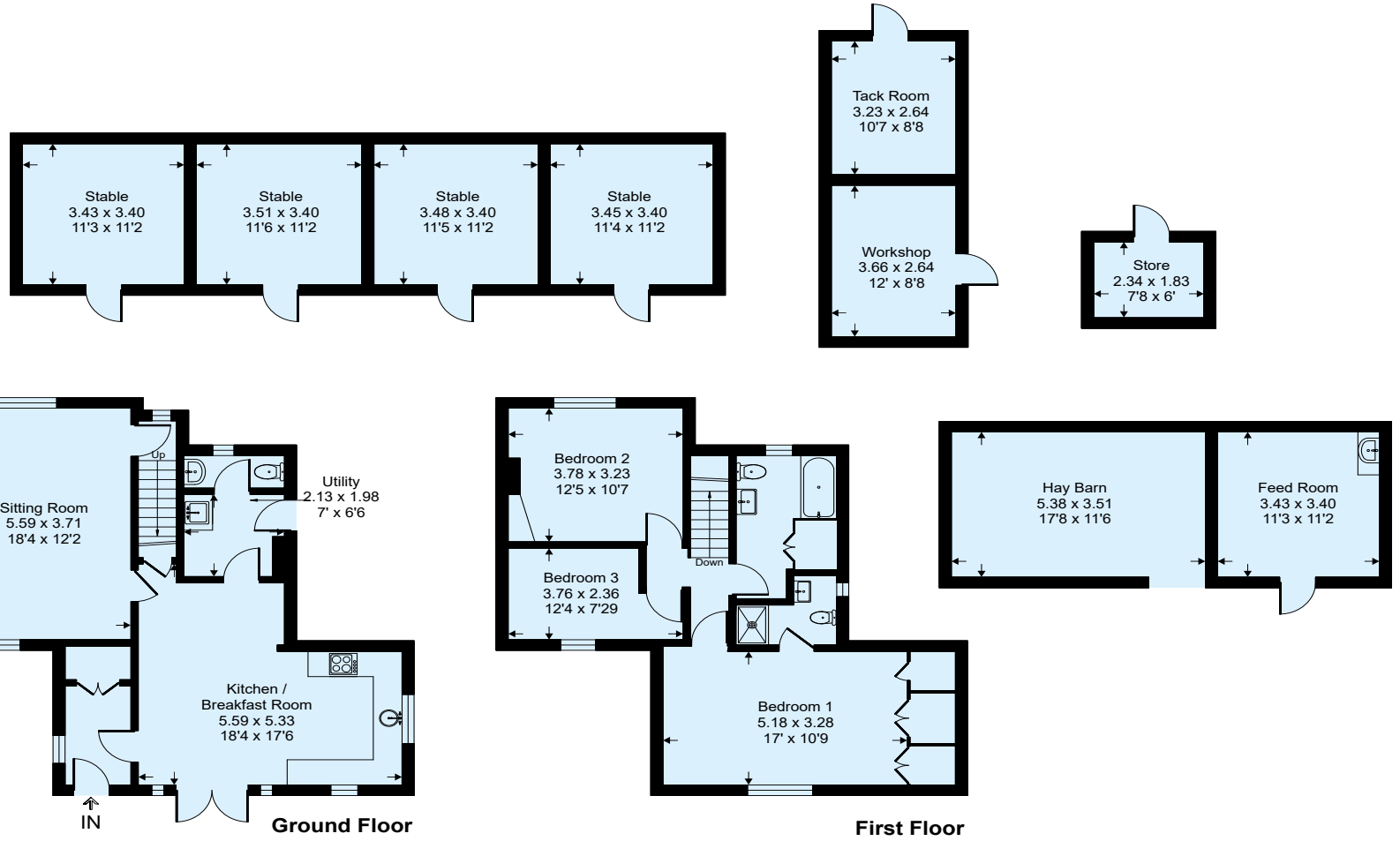
Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
Approximate Outbuildings Internal Area = 100.5 sq m / 1082 sq ft
Approximate Total Internal Area = 217 sq m / 2336 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/ broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Land App

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50 m
Scale 1:1737 (at A4)

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