



# 2 Jenners Field

Rock Road, Washington, West Sussex, RH20 3BH

Batcheller  
Monkhouse

Our Corner of England

# 2 JENNERS FIELD

This light and spacious semi-detached bungalow has recently been comprehensively refurbished throughout and benefits from stables, outbuildings and approximately 1.16 acres (0.47 hectares). Set in a pleasant semi-rural location on the outskirts of Storrington.

## Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- 3 Bedrooms
- Bathroom

## Outside

- Ample Driveway Parking
- Tandem Garage
- Stabling
- Outhouse
- Gardens
- Approximately 1.16 Acres



## DESCRIPTION

2 Jenners Field has been refurbished and is situated in a lovely semi-rural location between Storrington and Ashington. This 3 bedroom semi-detached bungalow benefits from ample parking, multiple outbuildings and pastureland.

The main features of the property include:

- **Bright and Spacious Entrance Hall** with airing cupboard.
- **Sitting Room** with an open fireplace and large west facing window giving the room abundance of natural light.
- **Kitchen/Breakfast Room** A beautiful open plan space, with a range of new fitted units and integrated appliances comprising oven, hob and fridge/freezer, space for a breakfast table and white goods. This bright room has a large east facing window, rear door and bi-folding doors with immediate access to the garden.
- **Conservatory** with dual aspect windows facing out into the enclosed garden.
- **Bedroom 1** a bright and spacious room with window to the rear.
- **Bedroom 2** with built in storage and window.
- **Bedroom 3** with large west facing window and built in storage.
- **Family Bathroom** Newly fitted with bath, wash hand basin and w.c.

## OUTSIDE

The driveway at the front of the bungalow provides ample parking with immediate access to a tandem garage and outhouse. The majority of the land sits to the rear has been divided into paddocks with fencing. The immediate garden is secluded with mature hedging and trees. Sitting within the 1.16 acres are multiple outbuildings including 4 stables and a large outhouse.

## AMENITIES

**Local:** Storrington with a range of local shops, including a Waitrose supermarket, a medical centre, library and primary schools.

**Towns and Cities:** Horsham (12.4 miles) Chichester (18.9 miles), London (52 miles).







**Transport:** Pulborough station (5.8 miles) with services to London Victoria. A24 to London, Gatwick Airport and the national motorway network.

**Schools:** Schools include Steyning Grammar School, Storrington Primary, West Chiltington Primary and The Weald School.

**Leisure:** South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

## DIRECTIONS

At the mini roundabout adjacent to Thakeham Primary School, take the third exit onto Rock Road. Continue for approximately 1.4 miles and the entrance to number 2 Jenners Field will be found on the left.

**What3Words:** ///prune.shares.grunt

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, 3-4 Medwin Walk, Horsham, RH12 1RL.

Telephone: 01403 215100. Website: [www.horsham.gov.uk](http://www.horsham.gov.uk)

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

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Numbers: WSX159948 and WSX208961

**EPC:** EPC rating E

**Council Tax:** Band E

**GUIDE PRICE £695,000**

## Viewings

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

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

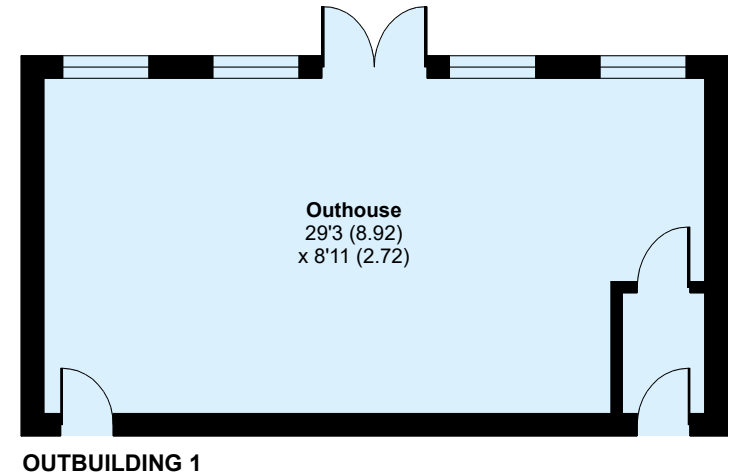
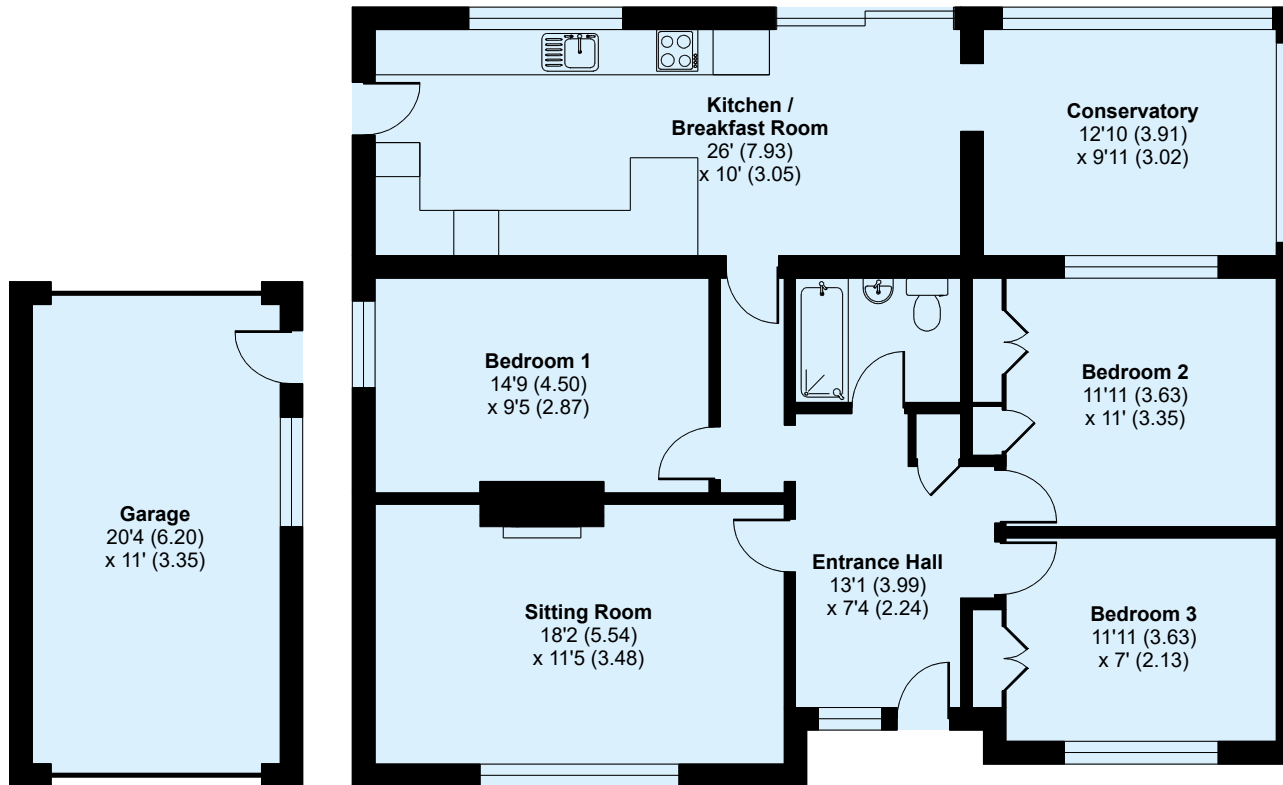
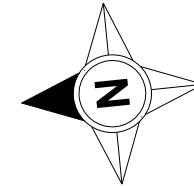
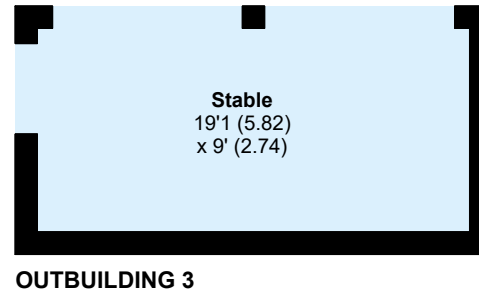
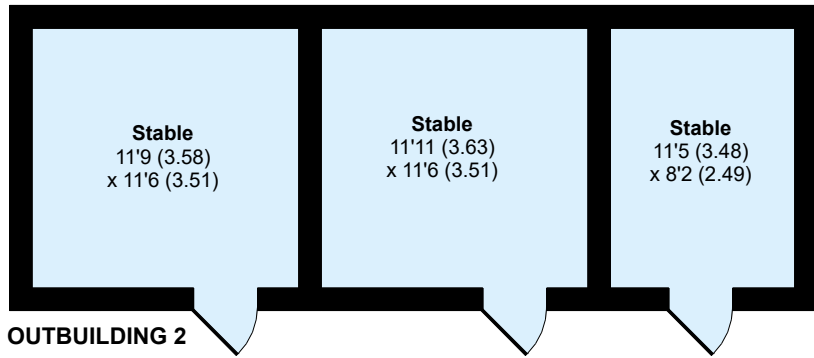
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Approximate Area = 1263 sq ft / 117.3 sq m (includes garage)

Outbuildings = 997 sq ft / 92.6 sq m

Total = 2260 sq ft / 209.9 sq m

For identification only - Not to scale



**NOTE:**

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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;

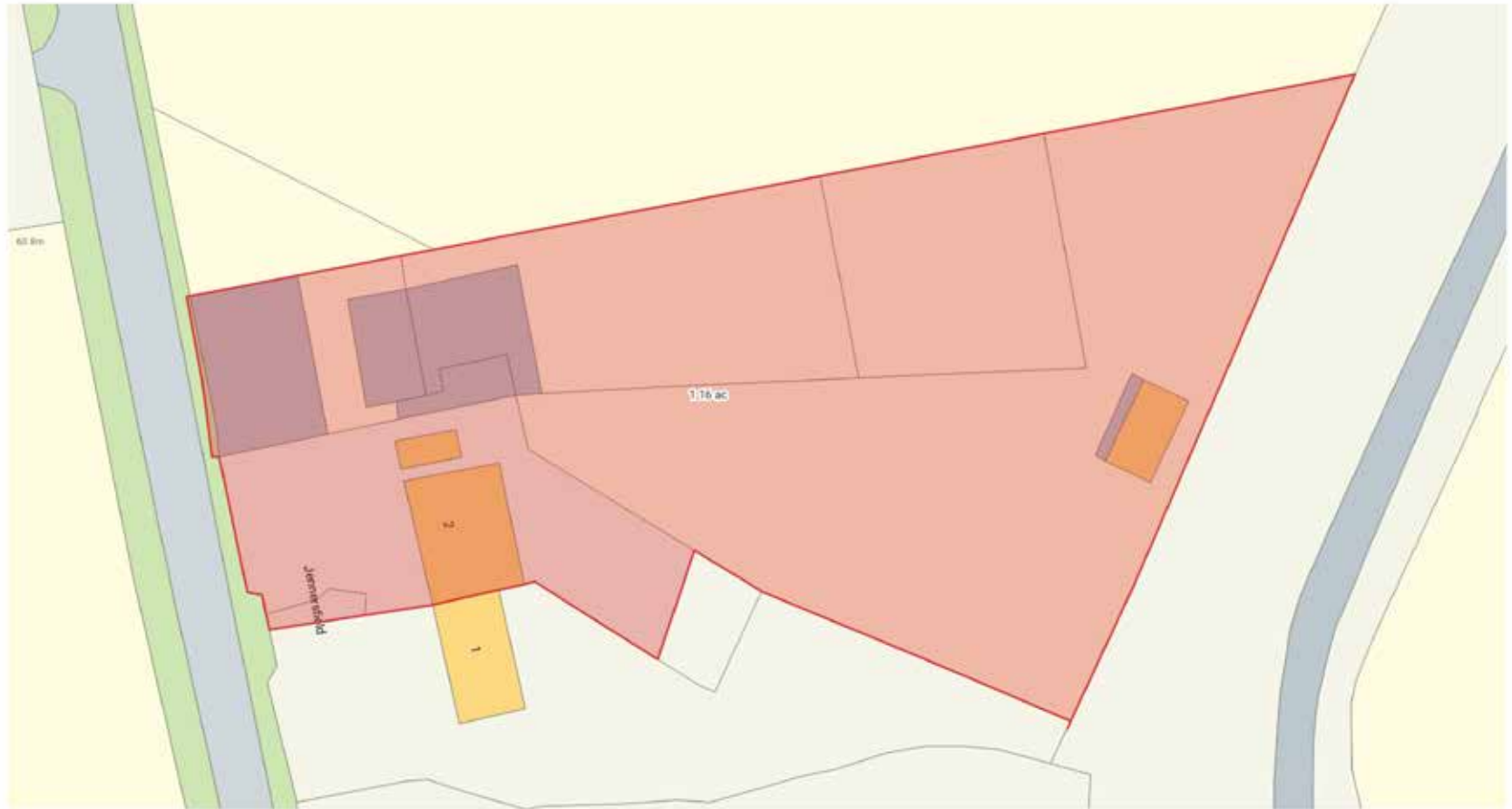
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

[batchellermonkhouse.com](http://batchellermonkhouse.com)



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