



Capons Hill Farmhouse

Station Road, Cowfold, Horsham, West Sussex, RH13 8DE

Batcheller
Monkhouse

Our Corner of England

CAPONS HILL FARMHOUSE

Capons Hill Farmhouse is a conveniently located substantial family home with a good range of equestrian facilities set in approximately 2.25 acres with stable yard, sandschool and paddocks.

Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

First Floor

- Landing
- Study
- Main Bedroom with Balcony and En-Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom

Outside

- Driveway
- Stables
- Tack Room
- Hay Barn and Feed Room
- Sandschool
- Field Shelter
- Gardens



DESCRIPTION

Capons Hill Farmhouse is a conveniently located equestrian property situated in the popular village of Cowfold which is located within easy reach of the market town of Horsham. The property is set within grounds of approximately 2.25 acres with facilities including a stable yard with barn, sandschool and paddocks.

Main features include:

- **Entrance Hall** approached via a main entrance door with stairs rising to the first floor.
- **Cloakroom** Fitted with a suite comprising a low level w.c., and wash hand basin with window to the side.
- **Sitting Room** A dual aspect room with fireplace where a woodburner is situated on a stone hearth with timber mantle over and recessed shelving and storage alongside.
- **Dining Room** A spacious dual aspect room with space for a sizeable dining suite. A door provides access to:
- **Utility Room** Fitted with wall mounted and base units with complementing timber work surface over with inset sink. Door with window alongside provides access to the gardens and grounds.
- **Kitchen/Breakfast Room** This room is truly the hub of this family home and is fitted with a comprehensive range of kitchen units with complementing work surfaces over, space for a range style cooker with built-in extractor over. The kitchen also offers a good size central island with built-in storage and drawers, work surface over providing breakfast bar seating. Fully glazed French doors lead directly out to the gardens and grounds.
- **Living Room** A spacious dual aspect room leading directly from the kitchen/breakfast room. This room would suit a number of various purposes. **N.B.** This room, with the bedroom over, has potential to convert to annexe/ancillary accommodation, subject to obtaining necessary consents.
- **First Floor Landing** Approached via stairs from the ground floor entrance hall.
- **Bedroom 1** This wonderful triple aspect room offers delightful views over the property's gardens and grounds, and surrounding fields beyond.



- There are built-in wardrobe cupboards and fully glazed French doors with windows to either side leading to a balcony, which makes for a wonderful vantage point to look over the gardens and grounds.
- **En-suite Shower Room** Beautifully fitted with a suite comprising a glazed shower cubicle and fitted vanity unit with w.c. and inset His and Hers wash hand basins with cupboards under.
- **Bedroom 2** A good size double bedroom with fitted wardrobe cupboards with built-in vanity unit alongside with wash hand basin. Window to the side.
- **Bedroom 3** Double bedroom with window to the front.
- **Bedroom 4** Double bedroom with window to the side.
- **Bedroom 5** Double bedroom with window to the side.
- **Study**
- **Family Bathroom** Fitted with a white suite comprising enclosed panelled bath, shower cubicle, low level w.c. and wash hand basin.

OUTSIDE

The property is approached via a driveway providing off-road parking for several vehicles, and also has double five bar gates providing access to the stable yard. The gardens that immediately surround the property include a spacious terrace leading to the main garden area which is predominantly laid to lawn with mature shrubs and flower beds.

The stable yard comprises a timber block of 4 stables with tack room, store, hay barn and feed room with hardstanding in front which leads to the sandschool surrounded by post and rail fencing. The land is split into 4 paddock areas with 1 field shelter.

AMENITIES

Local: The village of Cowfold has many local amenities including a primary school, post office, shop and village pub.

Towns and Cities: Horsham (approximately 7.1 miles), Crawley (approximately 13 miles), Gatwick (approximately 18.7 miles), Guildford (approximately 27.6 miles), Brighton (approximately 17 miles) and London (approximately 44.6 miles).

Transport: Horsham mainline railway station (approximately 7.4 miles), Three Bridges mainline railway station, (approximately 14.2 miles) and Brighton mainline railway station (approximately 16.3 miles). The A23/M23 road networks provide access to Gatwick airport, central London and the south coast.

Schools: There are many highly regarded state and private schools in the local area including St Peters C Of E Primary School, Steyning School, The Weald secondary school, Millais, Christs Hospital School, Tanbridge House and the Forest School.





Leisure: Sporting and recreational facilities in the area include golf at Mannings Heath and Slinfold and racing at Plumpton, Fontwell and Brighton. The area is noted for its beautiful countryside over which there are many miles of walks and bridleways with the Downs Link closeby.

DIRECTIONS

From the roundabout in the centre of Cowfold, proceed on Station Road/A272 whereupon the driveway to the property can be found on the right hand side after approximately half a mile.

What3Words: ///impact.roadways.looks

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, 3-4 Medwin Walk, Horsham, RH12 1RL. Telephone: 01403 215100. Website: www.horsham.gov.uk

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

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

Tenure: Freehold. Land Registry Title Number WSX366990

EPC: EPC rating E

Council Tax: Band G

GUIDE PRICE £1,250,000

Viewings

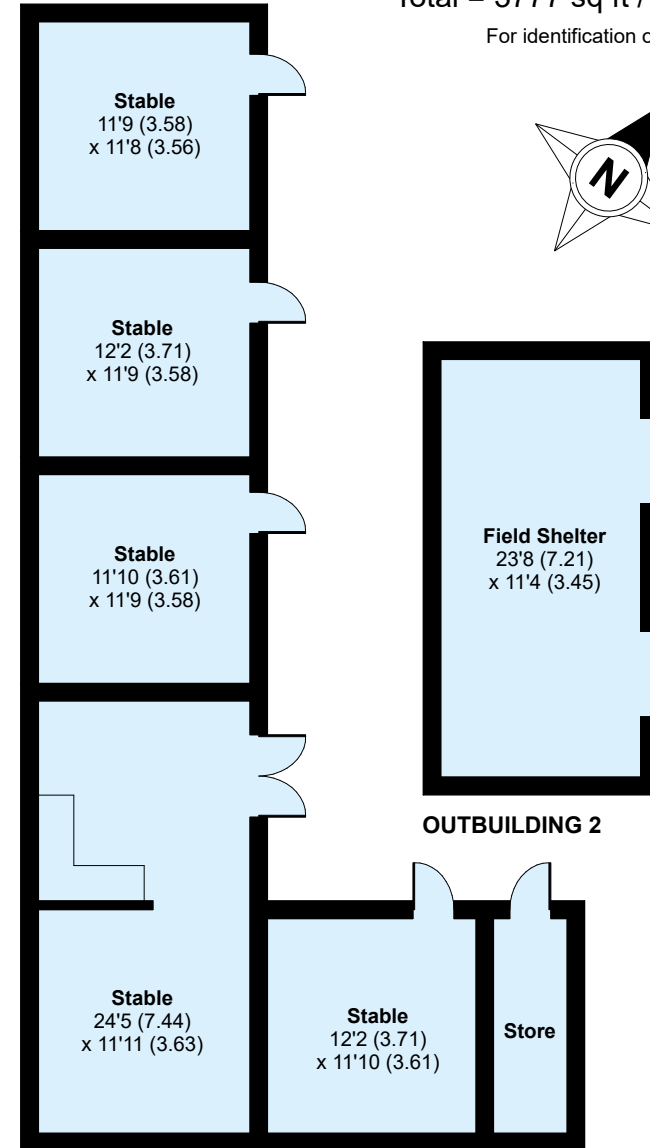
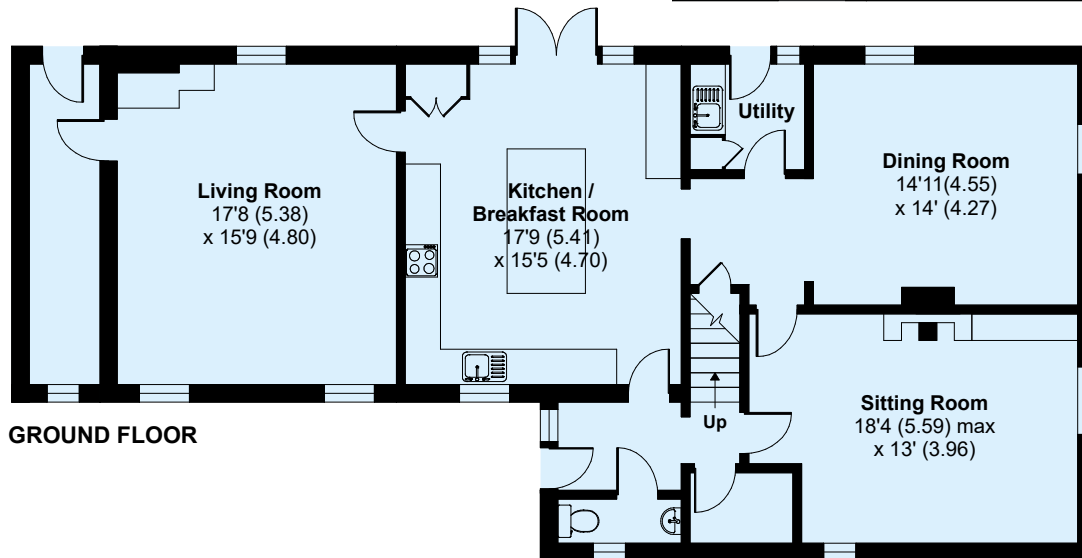
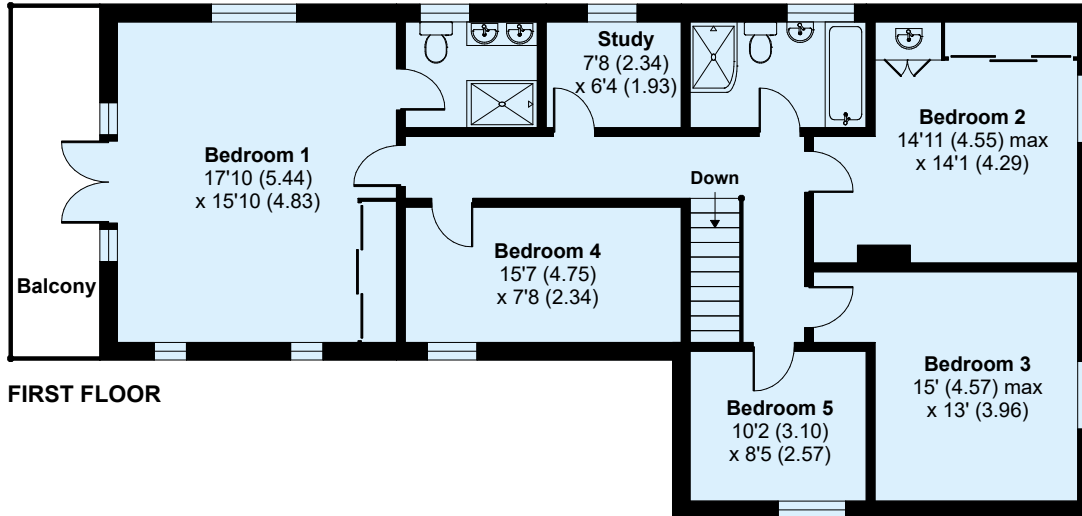
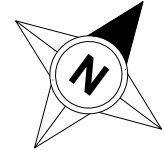
For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

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 Area = 2534 sq ft / 235.4 sq m
 Outbuildings = 1243 sq ft / 115.5 sq m
 Total = 3777 sq ft / 350.9 sq m

For identification only - Not to scale



NOTE:

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;

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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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Scale 1:1000 (at A4)



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