



# Oakwood Farm

East Street, West Chiltington, West Sussex, RH20 2LU

**Batcheller  
Monkhouse**

*Our Corner of England*

# OAKWOOD FARM

An extraordinary opportunity to purchase a farmhouse, workshop with planning permission for a change to residential use, outbuildings, stables, sand school and land totalling approximately 33.82 acres (13.69 hectares).

## Farmhouse

- Prime Location
- Scope for Modernisation and Improvement
- Large Garden
- Long Private Driveway

## Outside

- Sand School, Stables and Stores
- Range of Outbuildings
- Convenient Sized Fields

## Planning

- It is understood that the workshop/store barn has prior approval for the change of use into a residential dwelling.



## DESCRIPTION

Coming to the market for the first time in nearly 40 years, Oakwood Farm is an attractive grass farm situated on the edge of West Chilton in a slightly elevated position with fine views, particularly to the east. It is approached via its own drive with no immediate neighbours.

The farmhouse is a detached 4 bedroom two storey dwelling built in 1988.

In more detail the farmhouse accommodation comprises the following:

- **Front Porch** with light and door to
- **Entrance Hall** with large store cupboard and downstairs store cupboard.
- **Cloakroom** with w/c, wash basin, small window and shelving.
- **Study** with window to front.
- **Sitting Room** with large brick built inglenook fireplace, two windows and glazed doors to:
- **Dining Room** two windows and glazed doors to:
- **Kitchen/Breakfast Room** with walk-in larder cupboard, Aga (hot water), base/wall units, Belfast sink, three windows to rear, window to side, brick fireplace, exposed woodwork and glazed doors to:
- **Conservatory**
- **Utility Room** with wall mounted boiler, base and wall units, sink, window, door to further **Cloakroom** with w/c and door to side **Porch**
- **Master Bedroom** with three large built in cupboards, window and **En-Suite Bathroom** featuring a white suite.
- **Bedroom 2** with cupboard housing hot water tank and two windows.
- **Bedroom 3** Window to rear.
- **Bedroom 4** Window to rear and store cupboard.
- **Bathroom** featuring white suite.



## OUTSIDE

Next to the farmhouse there is a double car port with potting shed and open storage. Further store and double garage. Ample parking and large wrap around garden including a pond. There is a range of farm buildings comprising an open fronted sheep barn, pole barn, stock pens, enclosed workshop/store barn and a range of timber stables divided into 4 boxes and 1 large corner box.

Adjacent to the buildings is a fenced sand school, and the land lies in a convenient block divided into pasture fields and has the benefit of being on free draining soil. It extends in all to approximately 33.82 acres (13.69 hectares).



## PLANNING

Prior approval required and granted for the change of use of an agricultural building to residential (Class C3) to form a dwelling-house

Horsham District Council, Planning Reference: DC/21/2795

## AMENITIES

**Local:** The ever popular village of West Chiltington is less than half a mile west. This village includes Post Office/store, church and public house.

**Towns:** Storrington is about 3 miles south and Pulborough is about 3 miles west. The large market town of Horsham is about 12 miles north east.

**Transport:** Pulborough train station with services to London Victoria. The A24 and A23 to London, Gatwick Airport and the national motorway network.

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

## DIRECTIONS

From West Chiltington village centre, proceed east along East Street. After less than half a mile pass a right hand turn onto Sinnocks and continue for a short distance up the hill and the entrance to Oakwood Farm will be found on the left hand side before cresting the top of the hill. Continue down the track where the farmhouse will be found on the right hand side.

**What3words:** ///equipping.reviewed.shuffle





## ADDITIONAL INFORMATION

**Planning Condition:** A planning condition of the original consent for the farmhouse (reference number WC/99/87) which states that 'The occupation of the dwelling shall be limited to a person solely employed or, retired and last employed in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him or her) or a widow or widower of such a person.'

**Local Authority:** Horsham District Council, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL. [www.horsham.gov.uk](http://www.horsham.gov.uk) Tel 01403 215100

**Services (not checked or tested):** Mains electricity and water. Private drainage. No mains gas. LPG fired heating to radiators.

**Tenure:** Freehold. Land Registry title number: WSX102490.

**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](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)

**EPC:** EPC rating F. **Council Tax Band:** G.

EGS/10/08/2023

# GUIDE PRICE £1,800,000

### Viewings

Strictly by appointment with the sole agents. Please contact our Pulborough Office: T 01798 872081 E [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  
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01798 872081  
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Tunbridge Wells  
01892 512020  
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# Oakwood Farm, RH20

Approximate Gross Internal Area = 229 sq m / 2464 sq ft  
 Approximate Outbuildings Internal Area = 598 sq m / 6438 sq ft  
 Approximate Total Internal Area = 827 sq m / 8902 sq ft  
 (excludes restricted head height & carport)



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.

**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;

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)



Oakwood Farm, East Street, West Chiltington, West Sussex



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