



Shuckers Farm

Copsale Road, Maplehurst, Horsham, West Sussex, RH13 6QY

Batcheller
Monkhouse

Our Corner of England

SHUCKERS FARM

A fantastic opportunity to acquire an equestrian property including bungalow, paddocks, several well equipped buildings, stables and sand school. Approximately 34.29 acres.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room

- Utility Room
- Cloakroom
- Garden Room
- Conservatory
- Shower Room
- 3 Bedrooms
- Bath/Shower Room

Outside

- Driveway Providing Ample Parking
- Attractive Gardens
- Garage

Outbuildings and Land

- Separate Entrance
- 21 Stables
- Store Rooms

- Livestock Barn
- Livery Yard Use
- Hay Barn
- Approximately 34.29 Acres (13.88 Hectares)



DESCRIPTION

Coming to the market for the first time in about 29 years, an equestrian property/farm benefiting from two separate entranceways; one for the bungalow with garden and the other to the stables, land, and buildings. It extends in all to approximately 34.29 acres (13.88 hectares).

Built in 1968, the bungalow needs some modernisation but provides versatile split level accommodation. There is double glazing, oil fired central heating and the property comprises the following:

- **Entrance Hall**
- **Sitting Room** with large fireplace, log burner, glazed double doors to garden.
- **Inner Hall** with two cupboards, one with slatted shelving and radiator.
- **3 Bedrooms** all with built in wardrobes.
- **Large Bathroom** comprising white suite of bath, shower cubicle, WC and wash basin; part tiled walls.
- **Dining Room** with archway to:
- **Family Room** with glazed double doors to decking.
- **Kitchen/Breakfast Room** wall and base mounted units, sink, tiled splashbacks, eye level cooker/grill, electric hob door to:
- **Garden Room** with cupboard housing hot water cylinder, boiler, door to garden and **Cloakroom** with W/C.
- **Utility Room** with plumbing for washing machine, sink and **Shower Room** with white suite comprising shower cubicle, W/C, sink and part tiled walls.
- **Conservatory**
- **Garage**



OUTSIDE

The bungalow has its own drive with ample parking and a large wrap around garden with mix of hedging and fencing. Raised decking on north side of the bungalow, greenhouse, raised beds and a mix of trees and shrubs.



There is a pedestrian gate to the land and buildings which can also be approached via a separate entrance drive immediately adjacent to the bungalow. This drive leads to the yard with various buildings including stables, barns and old mobile home (no formal consent). The yard has consent for DIY livery use. There is a small paddock to the right of this entrance, but most of the land is found beyond the yard and this includes the sand school. The land is mainly pasture and includes some home paddocks with larger pasture fields. Much of the eastern boundary follows a stream and woodland. There are some ancient trees and there is a pond on the southeast boundary.

AMENITIES

Local: Maplehurst is a popular hamlet in the parish of Nuthurst. There is one pub, The White Horse, on Park Lane just off Nuthurst Road.

Towns and Cities: The market town of Horsham is about 5 miles north, the large town of Crawley is about 11.5 miles and London is about 47 miles.

Transport: Mainline stations at Christs Hospital (Southern) about 7.4 miles and Horsham (Southern and Thames Link). Gatwick Airport is about 17.3 miles. Excellent road connections including easy access to the A272, A24 and A23.

Schools: Independent schools include Millais Girls Secondary, Farlington Sixth Form College (8.8 miles) and Handcross Park School (7.7 miles). Tanbridge House is a coeducational secondary school in Horsham. Nearby primary schools include Nuthurst C of E Primary (1.5 miles) and St Peters C Of E Primary School (3 miles).

Leisure: A variety of public footpaths and bridleways through surrounding countryside for walking and riding. Within easy driving distance of several golf clubs including Mannings Heath Golf and Wine Estate and Horsham Golf Club.

DIRECTIONS

From Buck Barn (Texaco/McDonalds) head north on the A24 dual carriageway towards Horsham, after half a mile take the slip road on the right towards Copsale. Cross the dual carriageway and continue into Bar Lane and after a mile continue straight onto Copsale Lane. After 0.7 miles the property will be found on the left hand side.

What3words: ///marzipan.received.clotting

ADDITIONAL INFORMATION

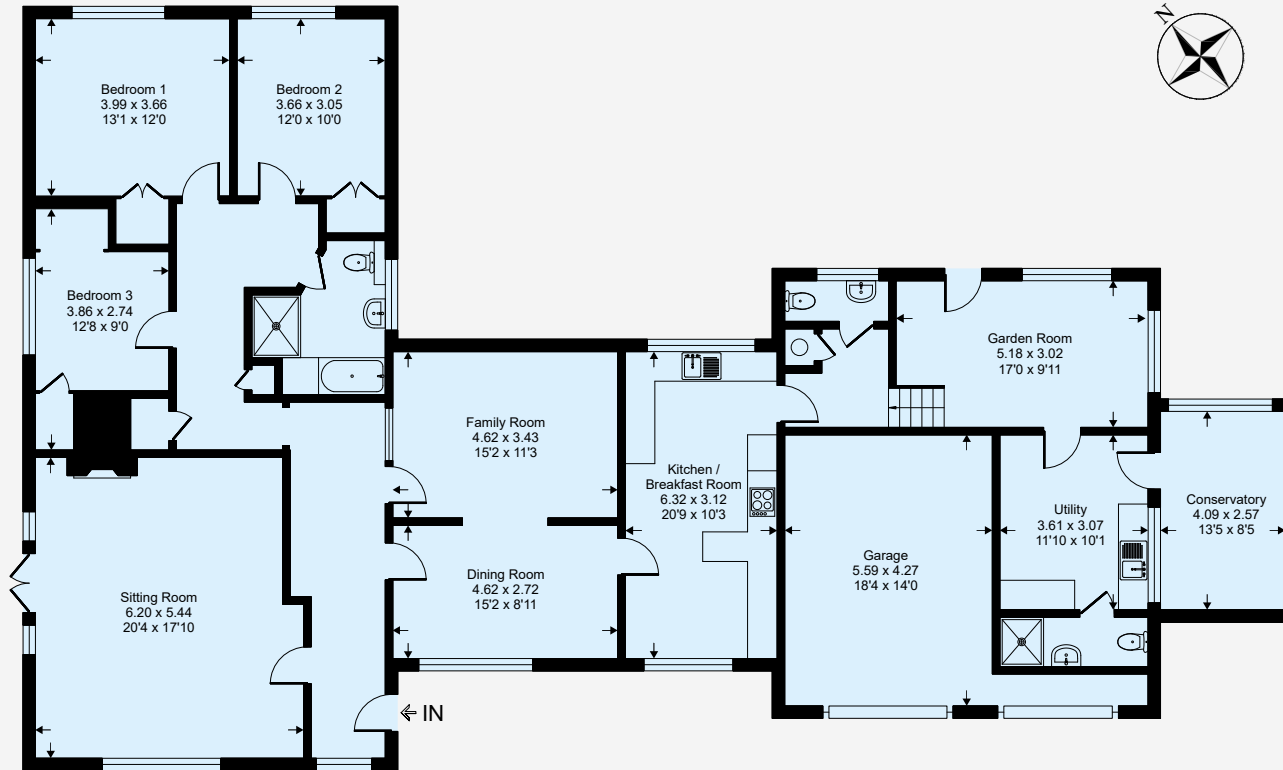
Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

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



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Approximate Gross Internal Area = 235 sq m / 2538 sq ft (includes garage)



Ground Floor

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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Covenants: A restrictive covenant exists to prohibit any erection or permission to erect any building or other construction of whatever nature to the north west side of the bungalow. The intent to keep the land between bungalow and neighbouring property undeveloped.

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: Freehold. Land Registry Title Numbers WSX111471 and WSX124926.

EPC: EPC rating D

Council Tax: Band F.

EGS/01/02/2023

OFFERS IN EXCESS OF
£2,000,000

Viewings

For an appointment to view please contact our
Pulborough Office, telephone 01798 872081

Battle
01424 775577
battle@batchellermonkhouse.com

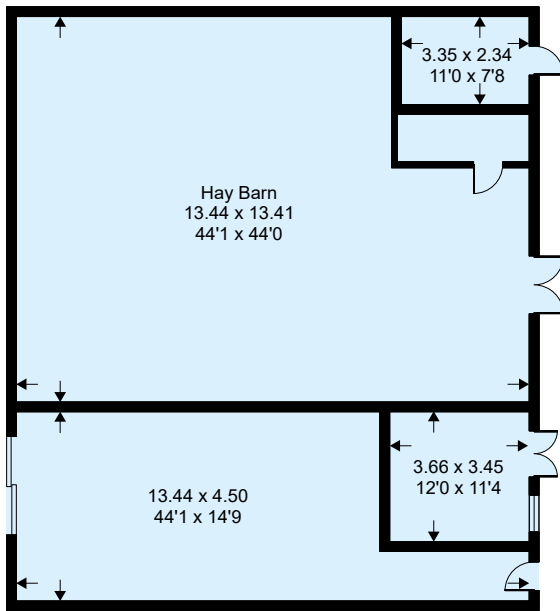
Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

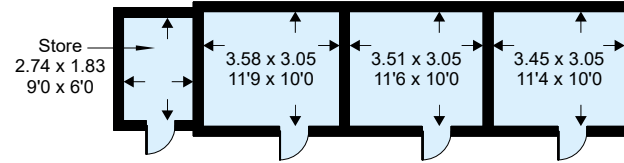
Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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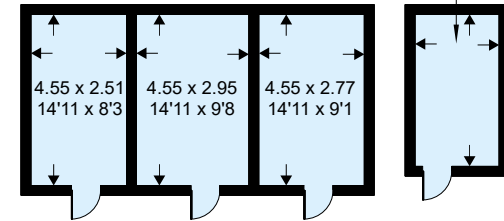
Outbuildings = 734 sq m / 7911 sq ft



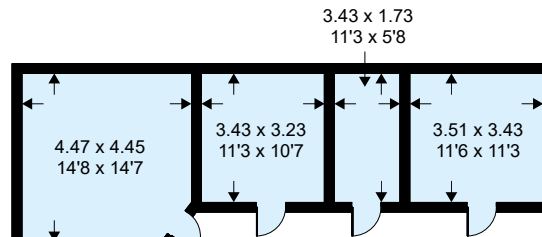
Stables



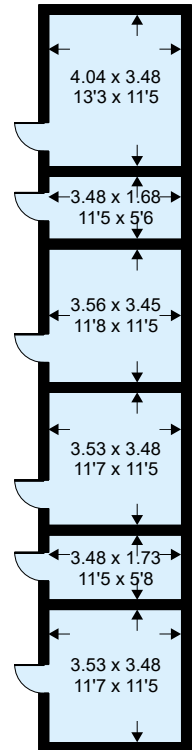
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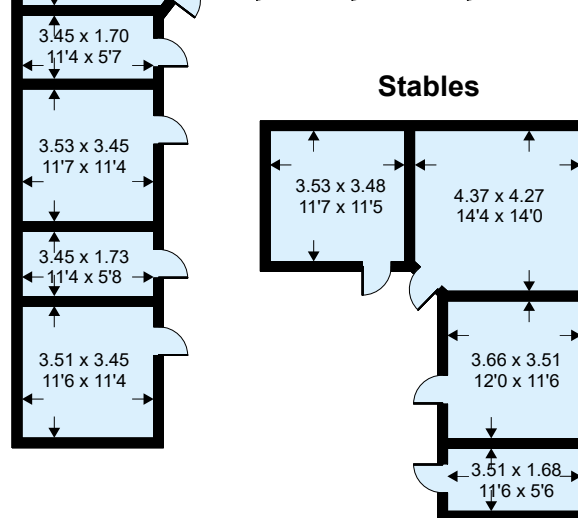
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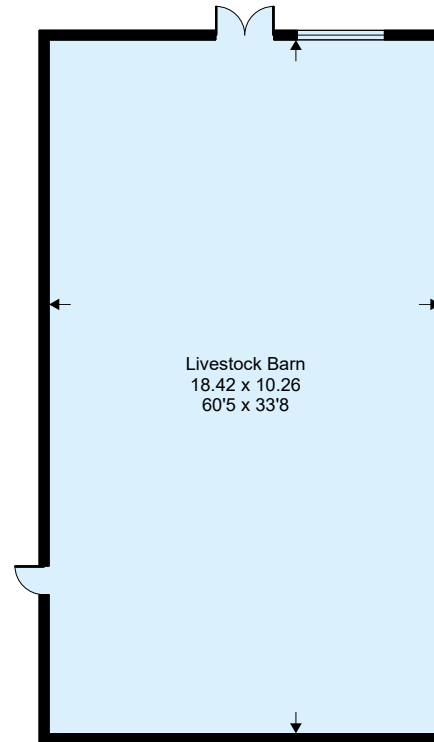
Stables



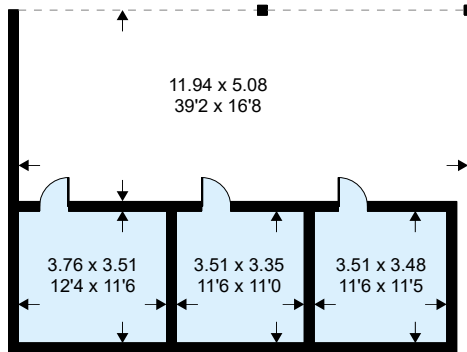
Stables



Livestock Barn



Stables



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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;

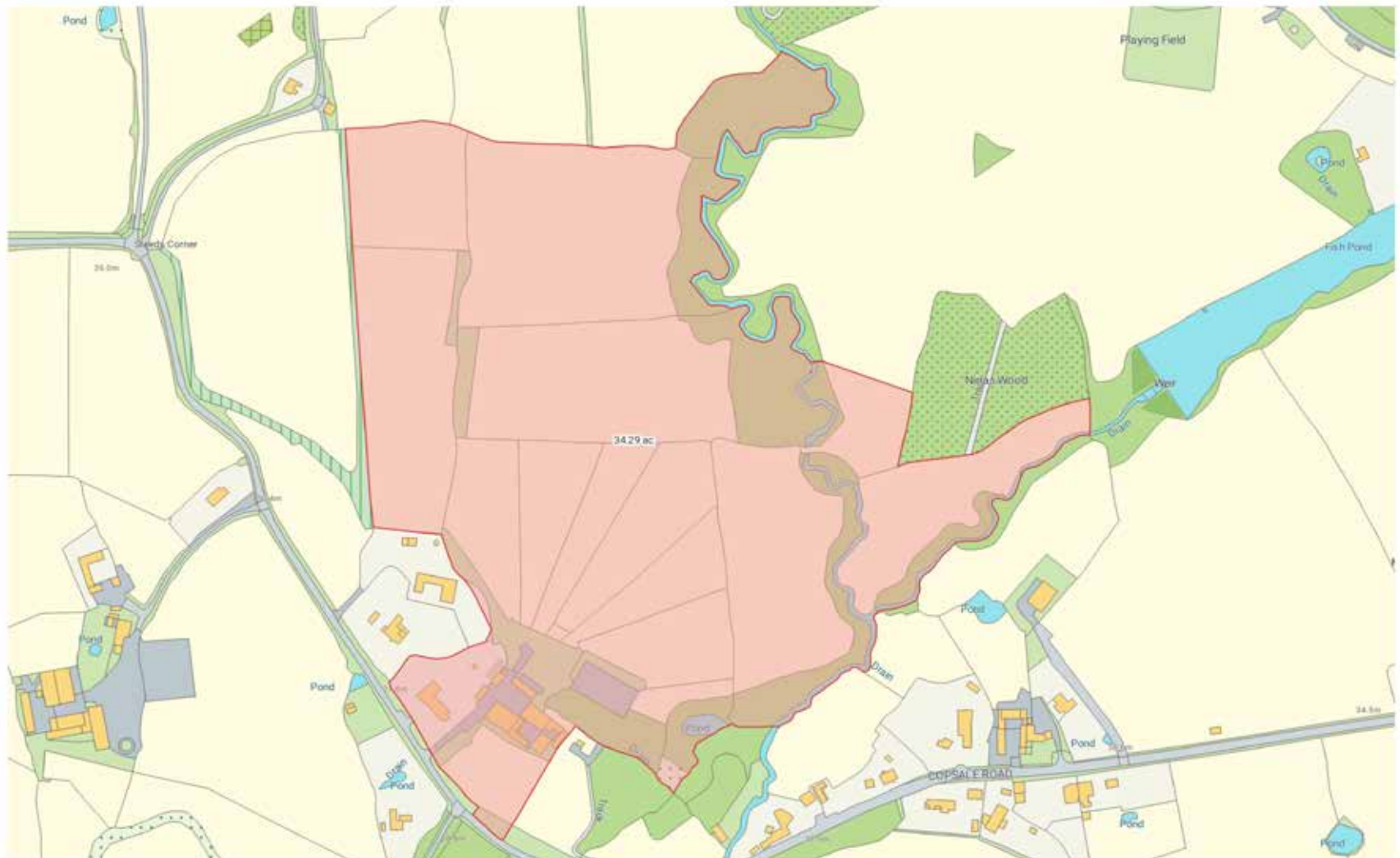
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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Shuckers Farm, Maplehurst, West Sussex



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