



Little Orchard Farm

Fittleworth Road, Wisborough Green, West Sussex, RH14 0EU

**Batcheller
Monkhouse**
Our Corner of England

LITTLE ORCHARD FARM

Little Orchard Farm is a beautifully located home set in an idyllic and quiet setting within 5 acres, including orchards offering a plethora of fruit trees, lawns, paddock and many mature hedges making a wonderful haven for a wide range of wildlife.

Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility/Boot Room
- Shower Room

First Floor

- Landing/Study Area
- Principal Bedroom
- En-Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom

Outside

- Driveway
- Detached Double Garage
- South Facing Rear Garden
- Stable Building
- 5.07 Acres (2.05 Hectares)



DESCRIPTION

Little Orchard Farm is a charming smallholding comprising a Swedish inspired detached family home with triple glazing. The property is set within delightful gardens and grounds totalling 5.07 acres, with various outbuildings. Within the grounds, the orchards contain over 170 trees and could be suitable to graze sheep and/or poultry.

Main features include:

- **Entrance Porch** with substantial front door leading to the hall with door to the **Cloakroom** and double doors through to:
- **Spacious Entrance Hall** with stairs rising to the first floor.
- **Triple Aspect Sitting Room** with window to the front, two windows to either side of the fireplace, two glazed doors and further window to the rear.
- **Kitchen/Dining Room** This room is divided into:
- **Kitchen Area** with quarry tiled flooring and a range of fitted units to three sides, twin sinks, built-in AEG oven, grill and five ring hob with extractor above. There is space for a fridge/freezer and windows to the front.
- **Dining Area** with ample space for large dining table and chairs, fitted cupboards to one wall and double doors to the rear. From the kitchen area a door leads to:
- **Inner Hall** with quarry tiled flooring, large airing cupboard housing modern hot water tank, and a glazed door to the side.
- **Utility/Boot Room** with quarry tiled flooring, Butler sink, space for washing machine and dishwasher, and window to the front.
- **Shower Room** Part-tiled walls with white suite comprising wc, wash hand basin, corner shower cubicle and heated towel rail. Frosted window to the side.
- **First Floor Landing/Study Area** with skylight, further window to the front and access via a pull-down ladder to the part boarded loft.
- **Triple Aspect Principal Bedroom** A spacious triple aspect room with windows offering views out to the gardens and grounds. Door leads into a good sized **Dressing Room** with a range of fitted wardrobe cupboards and drawers.
- **En-Suite Shower Room** with contemporary white suite comprising wc and bidet inset to vanity unit with integral drawers, a wash hand basin and an impressive corner shower cubicle. There is a window to the side and heated towel rail.



- **Bedroom 2** A good sized double bedroom with skylight window and windows looking out to the gardens and grounds. Fitted double wardrobe cupboard.
- **Bedroom 3** Window and skylight window proving much natural light into this room. Also having a fitted double wardrobe cupboard.
- **Bedroom 4** with skylight window to the rear making this another light and bright room.
- **Family Bathroom** with coloured suite comprising bath, wc, bidet and wash hand basin with windows to the front and heated towel rail.

OUTSIDE

The property is approached by a private driveway leading to ample parking and to the detached double garage building.

Stunning gardens immediately surround the property, with a terrace to the rear leading to a lawned garden surrounded by well established flower and shrub beds. The larger orchard was planted by West Sussex Wildlife. This planting also included the surrounding hedging which was chosen to specifically attract wildlife. With over 170 trees, this is a truly idyllic part of the property which could also be used to graze sheep and/or poultry. The wide range of fruit trees include varieties such as Golden Pippin, Coronation and Worcester Pearmain, to name but a few. A further orchard also has Williams and Conference pear trees. Within the grounds you will also find the very rare Black Poplar trees. These were obtained from Wakehurst Botanical Gardens and are a number of only 7000 believed to be growing in Britain.

A paddock with stable has a gated access to an area of lovely woodland, leading through to further paddock which has a gated access from Fittleworth Road.

AMENITIES

Local: Wisborough Green (2 miles) with a local shop, pubs, parish church and the well known village green with more extensive facilities available in Billingshurst (4.5 miles) and Petworth (4.5 miles).

Towns: and Cities: Horsham (13 miles) Chichester (15 miles), London (45 miles).

Transport: Pulborough station (5.8 miles) and Billingshurst station (5.1 miles).

Schools: Schools include Wisborough Green Primary School, Inglefield Manor School 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.





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 electricity and water. Private drainage and electric heating. Gas available in the road, not connected.

Tenure: Freehold.

Land Registry Title Number: WSX331626

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

EPC: E

Council Tax Band: G

OFFERS IN EXCESS OF £1,200,000

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.

Battle
01424 775577
battle@batchellermonkhouse.com

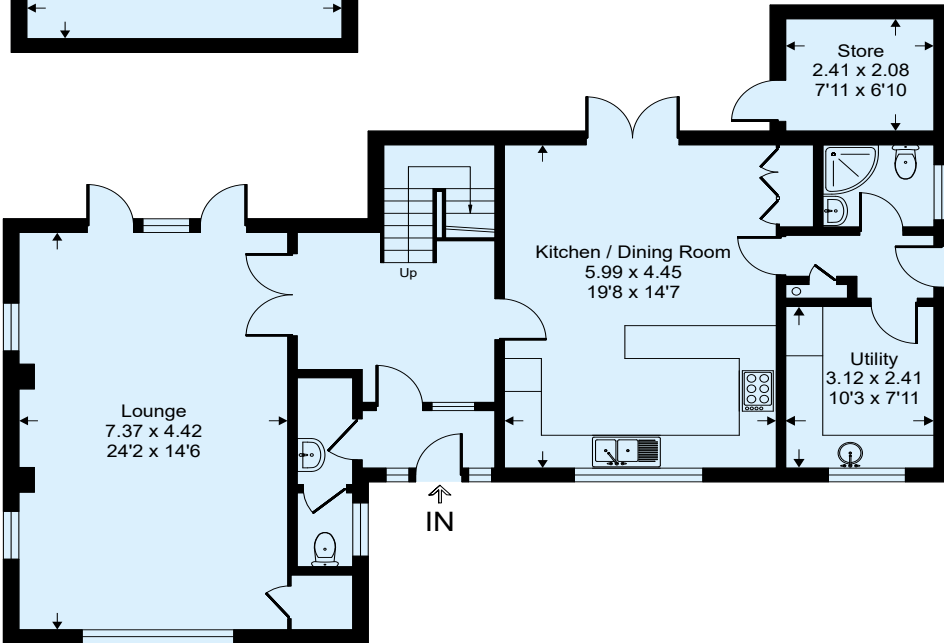
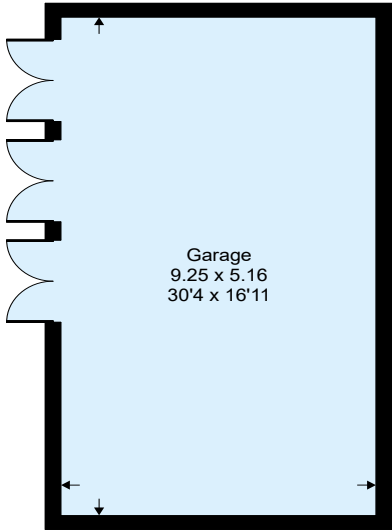
Haywards Heath
01444 453181
hh@batchellermonkhouse.com

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01798 872081
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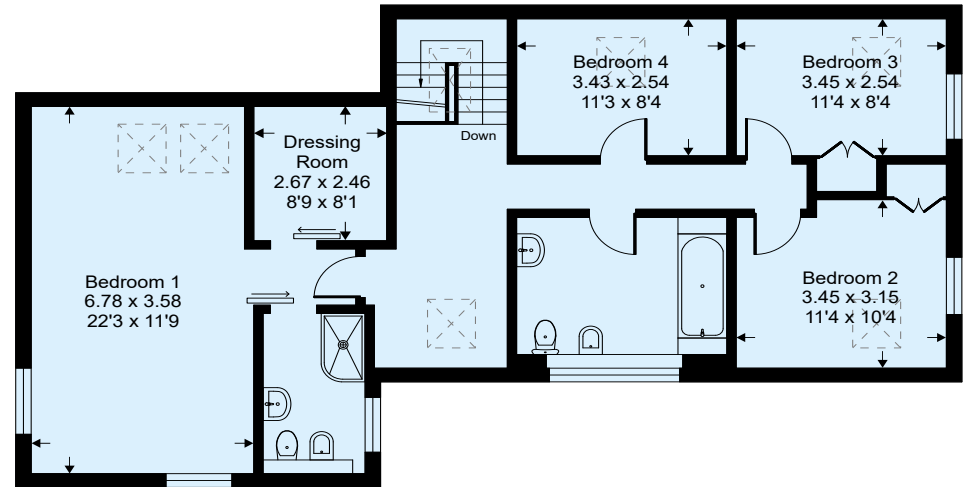
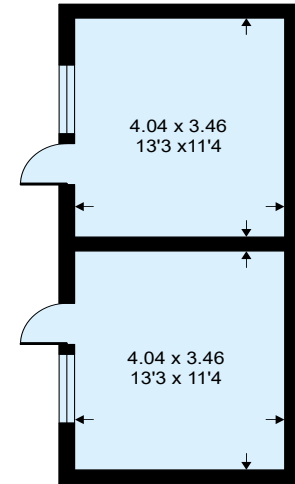
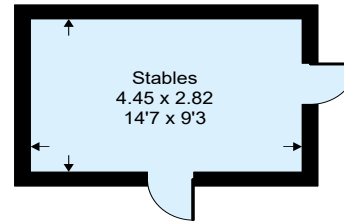
Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Little Orchard Farm, RH14

Approximate Gross Internal Area = 195 sq m / 2101 sq ft
 Approximate Garage Internal Area = 48 sq m / 516 sq ft
 Approximate Outbuildings Internal Area = 46 sq m / 494 sq ft
 Approximate Total Internal Area = 289 sq m / 3111 sq ft



Ground Floor



First 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.

NOTE:

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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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