



# Snappers Field

Shipleigh Road, Near Horsham, West Sussex, RH13 9BQ

Batcheller  
Monkhouse

Our Corner of England

# SNAPPERS FIELD

Set in stunning and secluded parkland grounds approaching 4.70 acres (1.90 hectares) and backing onto the Knepp Estate, this chain-free property has never before been on the market. Accommodation comprises a four bedroom house with separate annexe, double garage, tennis court and further outbuildings and is ideally situated in Shipley Parish but within a mile of the popular village of Southwater.

## Ground Floor

- Cloakroom
- Sitting Room
- Dining Room and Study
- Kitchen/Breakfast Room
- Utility Room
- Main Bedroom with En-Suite Shower Room

## First Floor

- 3 Double Bedrooms
- Family Bathroom
- Annexe**
- Kitchen/Sitting Room
- Bedroom
- Shower Room
- Store Room

## Outside

- Extensive Sweeping Driveway
- Double Garage
- Range of Outbuildings
- Mature Grounds with Ponds and Tennis Court
- Approximately 4.69 Acres (1.90 Hectares)



## DESCRIPTION

Snappers Field was built in the mid-1990s and is approached via a gated driveway which meanders through wonderful gardens and grounds and enjoys a remarkably private and secluded setting.

Main features include:

- **Spacious Entrance Hall** with windows to side and rear, cloaks cupboard, door to the cloakroom and stairs rising to the first floor with cupboard beneath.
- Dual aspect **Sitting Room** with two windows either side of the impressive fireplace and sliding patio doors to the garden. Double doors lead to the **Study** with window to the side.
- **Dining Room** with window to the front and archway to the kitchen/breakfast room.
- **Kitchen/Breakfast Room** with vaulted ceiling, windows on three sides and double doors to the garden. There is an extensive range of oak units with oven, grill, hob, fridge, oil-fired Aga and space for washing machine. To the rear is space for a breakfast table and chairs and a door leading to the utility room.
- **Utility Room** with further fitted units, space for two freezers, floor-mounted oil-fired boiler, window to side and door to the covered walkway leading to the adjacent double garage and annexe.
- **Ground floor Principal Bedroom** with windows to rear, large bay window to the side and an entire wall of built-in wardrobes. A door leads through to the large **En-Suite Shower Room** with window to the side.
- **First Floor Galleried Landing** with window to the side.
- **Double Bedroom** with window to the rear and wall of fitted wardrobes.
- **Double Bedroom** with two windows to the side and built-in triple wardrobe.
- **Large Double Bedroom** with windows to the side and front, built-in double wardrobe and doors leading to eaves storage area.
- **Family Bathroom** with window to the side.



- **Annexe** adjacent to the Double Garage comprising;
- **Annexe Sitting Room** with space for separate sitting and dining areas, window to the front and stairs to the first floor with cupboard beneath.
- **Annexe Kitchen Area** with window to the front and comprising a range of modern units with integral oven and hob with space for fridge and freezer.
- **Annexe Cloakroom** with window to the front and space for washer/dryer.
- **Annexe Landing** with storage cupboard.
- **Annexe Double Bedroom** with two windows to the front, wall of built-in wardrobes and door to useful storeroom.
- **Annexe Bathroom** with window to the side and storage cupboards.
- **Double Garage** with twin electric up and over doors to the front, and window to the rear.
- **Outbuildings** comprising two stores, tractor shed, further garage, log store and summer house.

## OUTSIDE

A gated driveway to the front of the property leads through the mature grounds with large pond to one side and the tennis court to the other.

The property itself is situated to the rear of the plot with large terrace with expansive views over the lawns with further ornamental pond with central island approach via gated footbridge. There is an area of woodland to the side and hedging to the rear with the Knepp Estate woodland beyond providing an excellent degree of privacy and seclusion. To the side of the property is a range of outbuildings comprising garage, two storerooms and a tractor shed. Additionally, there is also a substantial log store and a timber summer house.

## AMENITIES

**Local:** Southwater village with shopping precinct including a supermarket, florist, hairdresser, restaurants, pubs and cafes.

**Towns and Cities:** Horsham (2.7 miles) and London (44.6 miles).

**Transport:** Horsham station with services to London Victoria. A24 to London, Gatwick Airport and the national motorway network.

**Schools:** Christ's Hospital, Windlesham House, Southwater Junior Academy, Tanbridge House, Millais and St. John's Catholic Primary.

**Leisure:** Southwater Country Park, 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

From Southwater village, proceed south on the Worthing Road and turn right into Shipley Road. After approximately  $\frac{3}{4}$  of a mile, the entrance to the driveway can be found on the right-hand side.

**What3words:** ///kebab.shadowed.cinemas

## ADDITIONAL INFORMATION

**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):** Electricity, mains water, private sewage and oil-fired central heating and Aga.

**Tenure:** Freehold. Land Registry title number: WSX192606.

**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 D. **Council Tax Band:** H.

RA/09/08/2023

OFFERS IN EXCESS OF  
£1,500,000

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

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

# Snappers Field, Shipley Road, Near Horsham, RH13 9BQ

Approximate Area = 3006 sq ft / 279.2 sq m (includes garage)

Annexe = 586 sq ft / 54.4 sq m

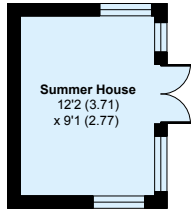
Limited Use Area(s) = 292 sq ft / 27.1 sq m

Outbuilding = 641 sq ft / 59.5 sq m

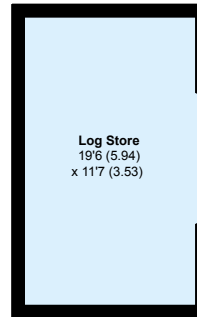
Total = 4525 sq ft / 420.2 sq m

For identification only - Not to scale

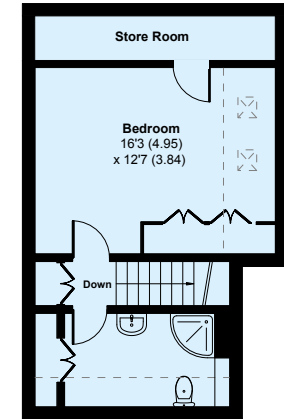
Denotes restricted head height



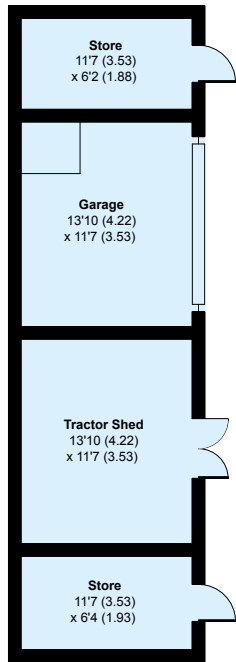
OUTBUILDING 1



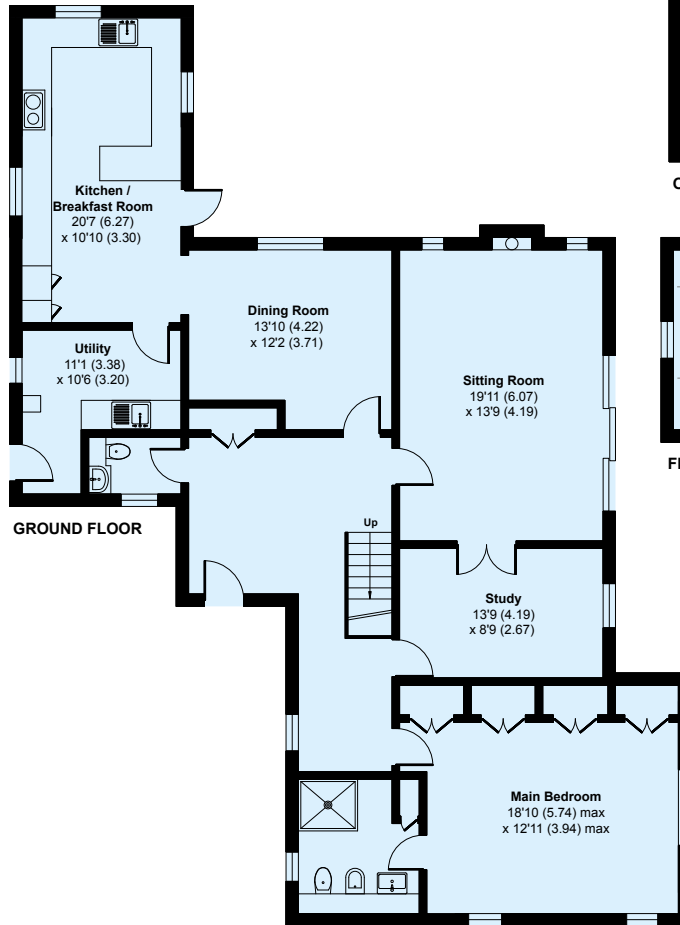
OUTBUILDING 1



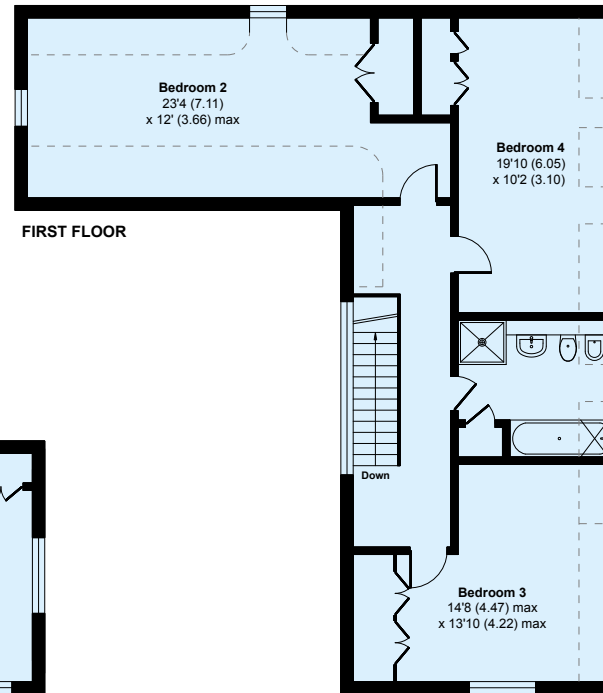
ANNEXE FIRST FLOOR



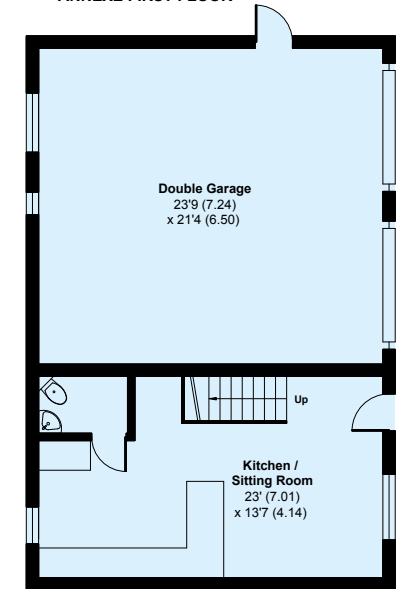
GARAGE /  
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



ANNEXE GROUND FLOOR



**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.

