

Hoes Farmhouse,
Shipley, Horsham, West Sussex, RH13



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A beautiful nine bed detached property located in the heart of Sussex with the possibility of equestrian facilities

Nestled between the villages surrounding Horsham and set within 2.5 acres, Hoes Farmhouse offers a characterful substantial family home surrounded by countryside views and a rural feel only 47 miles from London.

The Property

Set in the heart of the Sussex countryside and available to let on an assured periodic tenancy agreement, Hoes Farmhouse brings together original character and sympathetic modernisation creating a substantial nine bed detached home.

Offering over 6,830 square foot of accommodation across three floors, with a further 1,722 square foot of garages and outbuildings, inclusive of a pool house, Hoes Farmhouse offers an excellent family home and entertaining space. Significant equestrian facilities are also available via separate negotiation.

Full of character, the generous entrance hall with a stone floor sits within the original part of the house and provides access to the principal reception rooms, with a staircase rising to the first and second floors. To the eastern side of the hall lies a well-proportioned drawing room and snug, both with fireplaces. To the west lies a spacious dining room, connecting to a study and hallway through to the extension which is configured to provide an ideal family and entertaining space.

The extension comprises an open plan kitchen dining area, benefiting from an Aga, central island and separate larder and utility room, as well as access to the rear garden. The extension continues through a set of double timber doors opening into a large family and entertaining room complete with a bar and open fireplace. The first floor comprises a principal bedroom with a modern but characterful en suite bathroom, as well as seven additional bedrooms and five bathrooms, two of which are en suites, all of which have been finished to a high standard. The ninth bedroom is located on the second floor.

Outside

The property is accessed via a shared farm drive which opens into a circular driveway surrounded by lawn. A stone patio that is accessible from both the original part of the property and the extension is surrounded by flower and shrub beds with stone steps arising to the main lawn. Surrounded by mature hedges and tree, the lawn provides a private and peaceful place to unwind. To the northern side of the extension lays a number of raised beds and space for a kitchen garden, surrounded by a low buxus hedged border on one side separating it from further lawn that is scattered with mature trees.

Continuing past the circular driveway for Hoes Farmhouse, leads to the enclosed and private swimming pool and pool house complete with a kitchen area and WC, offering a secluded place to relax.

Over 6,830 sq ft (634.52 sq m)
4 reception rooms | 9 bedrooms | 6 bathrooms

Available on an Assured Periodic Tenancy
Deposit equivalent to 6 weeks rent | Available unfurnished

Guide price £8,000 pcm*

Available via separate negotiation

Stabling in a large internal barn as well as two open yards is available via separate negotiation, along with grazing that is secured with post and rail fencing and accessed via surfaced tracks. Located within 25 miles of other major competition venues such as Hickstead and Felbridge with smaller venues such as Coombelands Equestrian just 16 minutes away, makes it ideal for a competitive equestrian. Cowdray Park Polo Club, revered as the home of British Polo is 19 miles away with Hurtwood and Burlingfold also providing extensive polo connections within 15 miles.

Location

The property is located between the villages of Coolham, Shipley and Southwater and surrounded by miles of open countryside, providing excellent walking and riding opportunities.

Southwater being the largest of the three villages offers a range of local amenities including local shops, restaurants and primary schools. Famous for its Grade II listed Windmill, Shipley is home to the St Mary the Virgin Church, Shipley C of E Primary School and the George and Dragon Pub which also offers accommodation. Coolham also offers a range of amenities including the William Penn Primary School and The Selsey Arms Pub.

The nearby market town of Horsham (7.8 miles) offers a comprehensive range of both independent and national shops including supermarkets, a shopping centre, restaurant quarter, theatre, cinema, leisure centre and sports club with cricket, tennis, hockey and squash clubs. The area also provides numerous golf courses and is only 11 miles from Hickstead All England Show Ground and 21 miles from Plumpton Racecourse.

Communication links are excellent with Horsham mainline station (8.3 miles) providing regular links to London and the A23 and A24 linking to the south coast and motorway network

- Coolham (0.8 miles), Shipley (1.8 miles), Horsham and station (7.8 miles), London (47 miles)
- A24 (3.5 miles), A23 (9 miles).



Hoe's Farmhouse, Hoe's Farm, Cowfold Road, Shipley, Horsham

Main House internal area 6,830 sq ft (634 sq m)

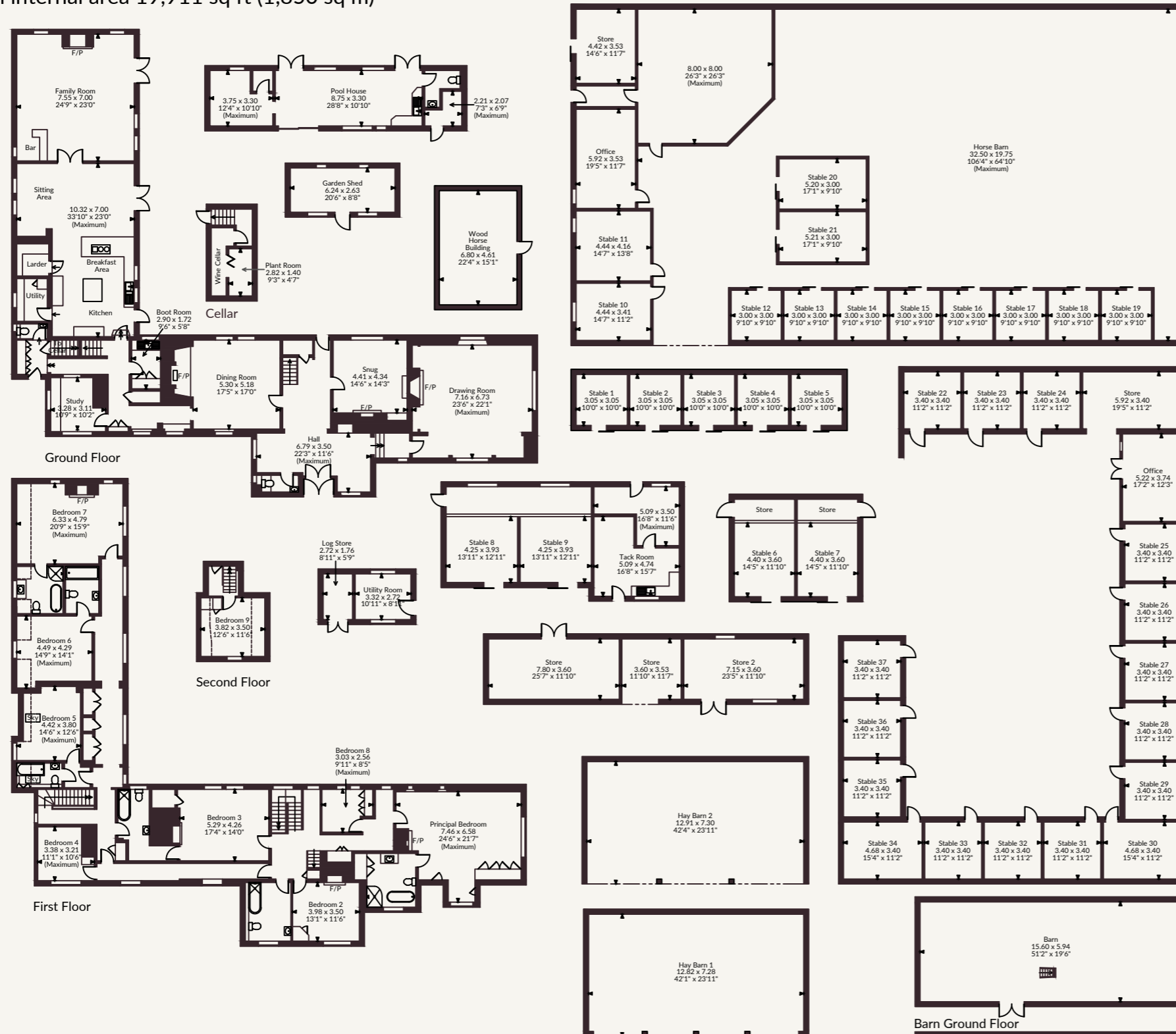
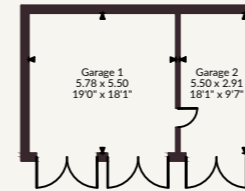
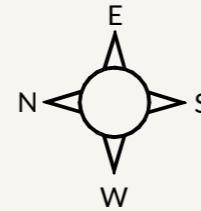
Garages internal area 523 sq ft (49 sq m)

Outbuildings internal area 1,199 sq ft (111 sq m)

Barns internal area 3,496 sq ft (325 sq m)

Stables & Stores internal area 7,863 sq ft (730 sq m)

Total internal area 19,911 sq ft (1,850 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Postcode: RH13

Local Authority: Horsham District Council

Services: Mains water and electricity with private drainage and oil fired central heating

EPC Rating: E

Council Tax Band: H

Deposit: Equivalent to 6 weeks rent

*Charges: Available upon enquiry with Tenant, charges may apply, please visit struttandparker.com/tenantcharges for more information. Additional charges may apply for the stabling and grazing that is available by separate negotiation and on a Non Housing Act Tenancy Agreement.

Mobile coverage and broadband: Information can be found here: <https://www.ofcom.org.uk/mobile-coverage-checker>

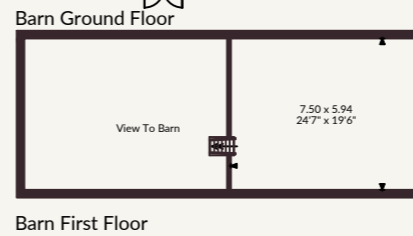
Stabling and grazing is available by separate negotiation

Viewing: Strictly through Strutt & Parker on 01483 400770 or lucy.anderson@struttandparker.com

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