



CHURCHILL
COUNTRY & EQUESTRIAN

KETCHES FARM
EAST SUSSEX

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Burnt Oak Road, CROWBOROUGH, EAST SUSSEX, TN6 3SD

Ketches Farm presents a fantastic opportunity to purchase a 6-bedroom farmhouse with excellent equestrian facilities set within c.33 acres of free draining sandy soil. The property has great potential to improve and modernise, there is currently split living downstairs which could easily be reinstated and a generous kitchen and living space.

The former dairy farm has inherited some of the best grazing in the area, stretching to over 33 acres of well drained paddocks which are mainly contained by well-established hedges and post and rail fencing. Thanks to its location, Ketches Farm benefits stunning views across the South Downs and an ideal location for Ardingly and Hickstead showgrounds.



GROUND FLOOR

- Entrance Hall
- Kitchen / Dining room
- Utility room
- Cloakroom

Separate living area including-

- Kitchen
- Living room
- Cloakroom

FIRST FLOOR

- Master bedroom with en suite bathroom and built-in storage
- Four further double bedrooms
- Bathroom

GARDENS & GROUNDS

- Good sized garden with a pond
- Approx. 33 acres
- 50m x 30m Charles Britton Sand school
- 20m x 20m lunge pen
- Base for a Horsewalker

OUTBUILDINGS

- 10 box main yard
- Tack / feed room
- Washroom with hot and cold water
- A variety of further outbuildings, including 3 barns and single stable yard
- An old dairy barn with lapsed planning for a 2-bed dwelling





Ketches Farm

The property is wonderfully private, in an area of outstanding natural beauty (ANOB) and uninterrupted views with no rights of way or footpaths through the land.

The 10-box stable yard, designed as a training yard boasts fantastic facilities including 50m x 30m sand school built by Thornes of Uckfield, specialist civil engineers and experienced drainage experts with a Charles Britain rubber chippings surface as well as 20m x 20m lunge pen and space for a horse walker. The main yard consists of ten concrete block stables, varying from 4m x 4m to foaling boxes sized 4m x 6m. All boxes are dual aspect and face into the centre of the yard. The yard also comprises a washroom with running hot water and secure tack room and a variety of further outbuildings at the farm including the old dairy.

There is quiet country lane hacking through the valley, local golf club and farmland with the Ashdown Forest only a 10-minute box ride away.





Location

Well situated on the outskirts of Crowborough with equal access to the large town of Tunbridge wells and East Grinstead. There are good local amenities within Uckfield and Heathfield nearby. Crowborough and Uckfield both have sports leisure centres and the Ashdown forest is only a short drive which provides beautiful walking, cycling and riding routes.

Of equestrian interest the property is in good proximity for Ardingly showground, Hickstead, Pyecombe, Golden Cross, and Felbridge as well as Brightling gallops and XC course and Plumpton racecourse.

A good choice of local schools offers a mixture of both state and private in the area which include Skippers Hill Manor preparatory school, Tunbridge wells Grammar, Mayfield school, Rotherfield preparatory school, and Phoenix Academy to name a few.



FURTHER INFORMATION

Services: Oil fired heating, solar panels, private drainage, mains electricity

Local authority: Parish of Rotherfield

Tax Band: G

EPC: Band D

Tenure: Freehold

Photographs: Taken November 2021

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Promap: For indicative purposes only, not to scale.

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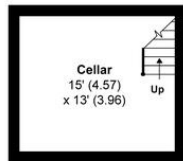
Ketches Farm, Burnt Oak Road, Burnt Oak, Crowborough, TN6

Approximate Area = 2646 sq ft / 245.8 sq m

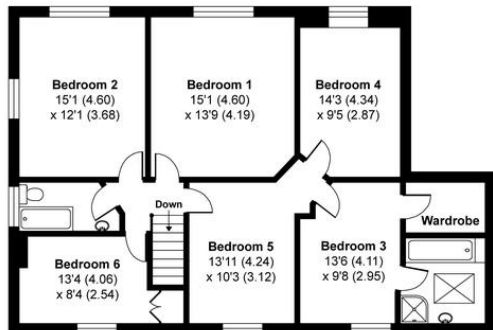
Outbuildings = 6959 sq ft / 646.4 sq m

Total = 9605 sq ft / 892.3 sq m

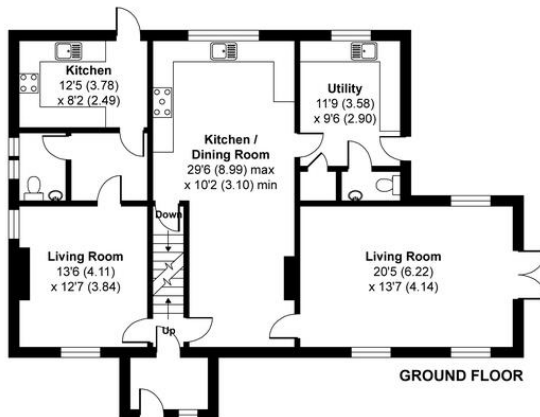
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LOWER
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



