



CHURCHILL
COUNTRY & EQUESTRIAN

WOODMANS FARMHOUSE, LONDON ROAD, ASHINGTON, WEST SUSSEX, RH20 3AU

A stunning and spacious four-bedroom property to rent, set within some 1.3 acres of grounds, in a lovely rural location with far reaching views of the South Downs and Chanctonbury Ring - Monthly Rental £4,500 pcm

The impressive, detached country home benefits high ceilings throughout and comprises an entrance hall, drawing room with open fire, sitting room with inglenook fireplace, dining hall overlooking the rear terrace, a large open plan kitchen breakfast room, utility room, cloak room and large cellar. Upstairs is a master bedroom with ensuite shower and walk in wardrobe, 3 further double bedrooms and two-family bathrooms.

The property is accessed via private gated entrance with plenty of parking for multiple vehicles and various outbuildings. The well-maintained grounds extend to some 1.3 acres. The private gardens are bordered by mature hedges with a large lawn and attractive mature trees and shrubbery. There is a large, paved terrace and steps leading up to the front of the property, overlooking the garden and with views across the downs.

Location - The village of Ashington is just over a mile to the South with a range of amenities as well as BP Garage with M&S food store. Horsham is X mins away with mainline train station providing links to London Victoria (54 mins) and London Bridge (55 mins). Via the A24 Gatwick airport is just over 25 miles away and London 45 miles.







Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft
 Cellar = 26.2 sq m / 282 sq ft
 Outbuilding = 53.2 sq m / 573 sq ft
 Total = 323.1 sq m / 3478 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID907429)

There is a fantastic network of footpaths directly from the properties. The property in good proximity to an excellent choice of primary and secondary in both the public and private sectors.

Services

Mains water and electricity. Oil fired boiler providing central heating and hot water. Oil fired aga. Private drainage

EPC – Band E

Council Tax – Band H

Viewings

Strictly by appointment only, please contact Churchill Country & Equestrian on 01403 700222 for further information or to arrange a viewing.

01403 700222



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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents