



CHURCHILL
COUNTRY & EQUESTRIAN

Willetts End
West Chiltington, West Sussex

Willets End, Adversane Lane, Billingshurst, West Sussex, RH20 2LE

A 3-bedroom semi-detached bungalow situated on a generous plot of land with some 3.5 acres, 5 stables, a range of outbuildings and potential to improve and extend STPP.

The property

Willets End is approached off a quiet lane by a gated, tarmac driveway with parking for multiple vehicles. The entrance hall provides access to a WC, hall storage and leads through to the kitchen with a range of fitted units. The sitting room is a good size with plenty of natural light flooding in. There are three bedrooms, two doubles and a family bathroom.

This unique bungalow offers an idyllic rural lifestyle, with plenty of potential to create your perfect home. Whilst the grounds may require some attention, there is a wealth of potential. Furthermore, there is plenty of scope to add further accommodation by extending to either the side or rear of the property, if required. Any work is subject to the necessary planning permission. We highly recommend a viewing to fully appreciate all that this home and grounds has to offer.

Gardens and Grounds

Outside, the property has a generous lawned gardens to both the front and rear. There are a range of outbuildings with the property, including 5 wooden built stables with hay store/tack room, a wooden storage barn and two mobile homes. The mobile homes are not currently lived in and have been at the property over ten years. The gardens and grounds benefit a variety of mature fruit trees and have a great deal of potential for landscaping and clearing. The fenced paddocks are to the rear of the property and a great offering for equestrian buyers and a rare opportunity for those wanting to own a piece of countryside.

Situation

Willets End is situated on the outskirts of Adversane and West Chiltington. The larger town of Billingshurst is easily accessible and offers a wider range of shops, supermarkets, library and cafes. Furthermore, Horsham lies 14 miles north, whilst Petworth lies 8 miles west, both offering further recreational facilities. There are good commuting links from the property with a train station at Billingshurst offering a comprehensive commuter service to London Victoria in just over an hour. There are a range of well-regarded schools in the area and the property location offers extensive walking, cycling and leisure activities including golf at Pulborough, Cowdray, Slinfold, Mannings Heath and West Chiltington, sailing at Chichester Harbour and racing at Fontwell and Goodwood.





Further Information

Services: Mains water and electricity, gas fired boiler, shared drainage.

There are solar panels fitted as well as a thermal panel for water which in good summer weather produces a full tank of hot water.

Local authority: Horsham District Council

Tax Band: E

EPC: Band D

Tenure: Freehold

Photographs: Taken March 2023

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

Land map: For indicative purposes only, not to scale.

Churchill Country & Equestrian
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**Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com
Event House, Wisborough Green, West Sussex, RH14 0DY**

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.

Ground Floor

Approx. 85.2 sq. metres (917.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.5 sq. feet)
Willets End Bungalow, Adversane

