

CHURCHILL  
COUNTRY & EQUESTRIAN



38 BOG COMMON  
STORRINGTON, WEST SUSSEX



# 38 Bog Common

## Storrington, West Sussex, RH20 2ER

*A charming 3 bedroom semi-detached cottage situated on the outskirts of Storrington benefitting from a detached 1 bed annex, equestrian facilities and 2 acres of free-draining land.*

*Situated off a country lane, 38 Bog Common has access to fabulous walking, cycling and hacking and affords beautiful views over the neighbouring countryside.*



## The Property

### GROUND FLOOR

- ~ Entrance Hall
- ~ Open-plan Kitchen / Breakfast Area
- ~ Large conservatory
- ~ Living Room
- ~ Separate outside WC & Laundry Room

### FIRST FLOOR

- ~ Master bedroom
- ~ Two further bedrooms
- ~ Family bathroom

### GARDENS & GROUNDS

- ~ Beautiful garden, mainly laid to lawn with a small patio area
- ~ Timber framed stabling building, currently used as a tack room & workshop
- ~ 1 Bedroom detached annexe

### EQUESTRIAN FACILITIES

- ~ 4 Stables
- ~ Feed store / tack room
- ~ Two large hay / bedding stores

### THE LAND

In all, 2 acres of free-draining, fenced grazing which backs onto the Parham Point to Point Course. The land, being free draining, allows for all-year turnout.









*An entrance hall, with ample room for coats and boots, leads through to the open plan kitchen which is beautifully finished with a range of integrated appliances, a feature island, an open fireplace and a good-sized larder. The kitchen has double doors leading out to the large conservatory which has underfloor heating and looks out onto the pretty garden. The living room, with a feature open fireplace, overlooks the front of the property.*

*Upstairs there are two double bedrooms, one of which has lovely views over Parham Point-to-Point course, a further single bedroom and a modern family bathroom with a bath and overhead shower.*

*The cottage also benefits from a detached 1 bedroom annexe, formerly the old Forge when the cottage was part of the Parham Estate. Benefitting from full residential permission, along with lapsed planning to extend, this offers enormous potential for Air B&B, a holiday let or further family accommodation.*

*The garden, which is mainly laid to lawn, is very attractive and has a new timber framed stable building comprising a tack room and a workshop. There is also a small garden to the front of the property and adjacent to the conservatory there is an outside WC and a laundry room.*

*Across the lane there are 4 stables a feed / tack room, hay store and 2 acres of free draining grazing which backs onto Parham Racecourse. The hacking from the property is fantastic with numerous bridleways and riding along quiet country lanes.*









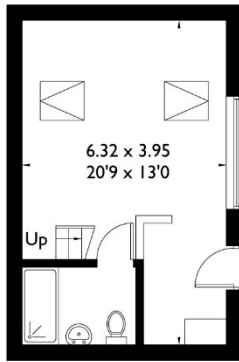
# 38 Bog Common, Pulborough, RH20 2ER

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft

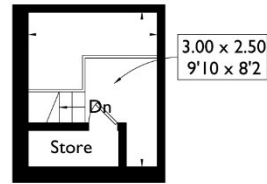
Annexe = 29.5 sq m / 317 sq ft

Outbuildings = 84.8 sq m / 913 sq ft

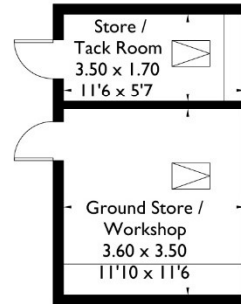
Total = 228 sq m / 2454 sq ft



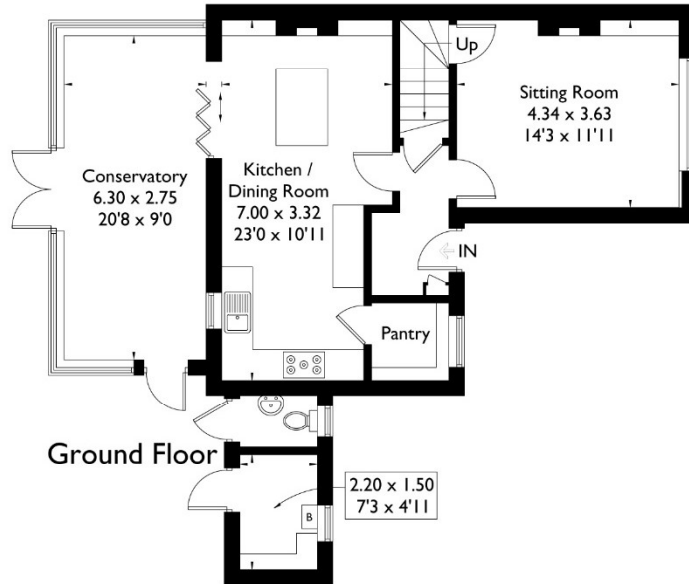
**Annexe - Ground Floor**  
(Not Shown In Actual Location / Orientation)



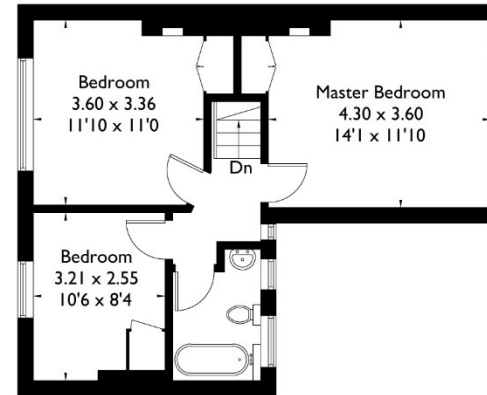
**Annexe - First Floor**



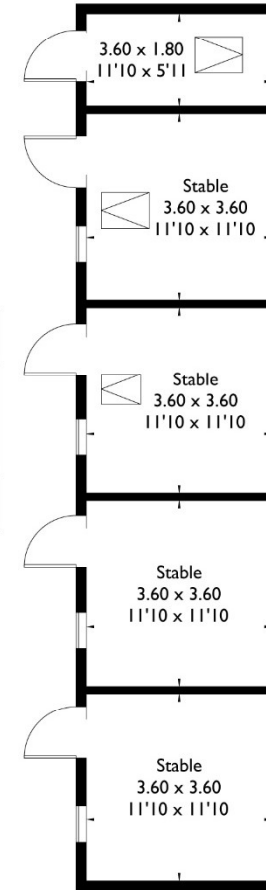
(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 212283

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## LOCATION

38 Bog Common is situated in a rural, yet not isolated position on the outskirts of Storrington. Approximately 2 miles away, the attractive town offers a very good range of local shopping including boutique shops, cafes, restaurants and a Waitrose supermarket. Pulborough, approximately 3 miles away offers further shopping facilities including 2 larger supermarkets and a main line station offering a regular train service to London Victoria. Furthermore, the larger towns of Petworth, Chichester and Arundel are all within a 30 minute drive from the property.

There is a good choice of schools in the area including Seaford College, Windlesham House, Dorset House and Slindon College.

There are a number of recreational opportunities nearby including a variety of golf courses, racing at Goodwood, polo at Cowdray Park and sailing at Chichester. Of equestrian interest, Coombelands Equestrian Centre with a variety of training facilities is approximately 4 miles away and Brinsbury College which is nearby also offers school hire and low level competitions. Nearby in Rackham there are well-supported annual hunter trials and slightly further afield there are further competition / training venues including Hickstead, Belmoredean, Sands Farm EC and Pyecombe.

## FURTHER INFORMATION

**Services:** The property has mains electricity and water, oil fired central heating and private drainage. None of the services have been tested.

**Local authority:** Horsham District Council – 01403 215100

**Council Tax Band:** D

**EPC:** E

**Tenure:** Freehold

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



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