

An aerial photograph of a large estate. In the foreground, a large swimming pool is visible on the left, with a tennis court below it. A large, multi-story brick house with a complex roofline is situated in the middle ground. To the right of the house is a large paved area containing several large equestrian buildings with dark roofs. A white van and a horse trailer are parked in the paved area. The estate is surrounded by lush green trees and a well-maintained lawn. A dark red banner is overlaid at the top center, and white text is overlaid at the bottom right.

CHURCHILL
COUNTRY & EQUESTRIAN

WESTRIDGE PLACE
WINEHAM, WEST SUSSEX

Westridge Place, Wineham Lane, Bolney, West Sussex, RH17

Westridge Place showcases a substantial four-bedroom home, meticulously finished to an exceptionally high standard, featuring a Clive Christian fitted kitchen with granite worktops and top-of-the-line Villeroy and Boch appliances and fittings, along with comprehensive underfloor heating throughout.

Accessible via an electric gated entrance, the property is greeted by an impressive tree-lined driveway that is impeccably kept.

- Extensive outbuildings
- Some 30 acres
- 15 stables including an attractive 10-box brick built stable yard
- 4,097 sq. ft. main residence
- Finished to an exceptional standard
- Additional accommodation



The Property

The Farmhouse is exceptionally well presented, bright and spacious, the ground floor comprises; an Entrance Hall, large and impressive drawing room (853 sq. ft), Clive Christian fitted kitchen/dining room with a substantial kitchen island and three fridges, ideal for entertaining, an office, superb family bathroom with bath, shower and his and hers sinks, fully fitted utility / laundry room and three double bedrooms (one with an ensuite). On the first floor is the impressive principal bedroom suite with king size bedroom, bathroom, sizable dressing room and French doors out onto a roof terrace.

Outside you will find meticulously maintained, landscaped gardens surrounding the property. The pool area is in an attractive patio courtyard with heated swimming pool, covered terrace and fully fitted brick and tile timber-built BBQ area and adjacent chiller room. To the side of the pool area a covered walkway leads to an area with potential for a tennis court STPP. The grounds also benefit an area of woodland copse with stocked fishpond and ornate iron bridge.

The long, private tree lined entrance arrives at the three-bay carport, with WC and office and there is ample hard standing and parking for multiple vehicles, machinery, and horse boxes outside the main property and at the stable yard.

Further Accommodation

Additionally, there is a two-bedroom modern static home (666 sq. ft) and a one-bedroom bungalow referred to as 'the pool house' (591 sq. ft). Both are well fitted and finished to a high specification and beautifully presented with fully fitted kitchen and bathrooms.

Outbuildings

The stable and yard area, along with dividing security gates, personnel gates, and security cameras, lie on the western side of the farmhouse. There are extensive barns suitable for a wide variety of uses. The two enclosed storage facilities would be fantastic for classic car storage or similar with space for approximately 20 plus cars in one and 10 in the other. All three barns are smartly presented with concrete flooring and roller shutter doors:

- **In total over 15,400sq ft**
- **10 box brick-built stables** with attractive clock tower and two timber-built stables/stores to the rear.
- **5-Bay Steel Framed Barn** (100' x 50' / 30.48m x 15.24m). Electric roller door, secure and alarmed storage facilities, an additional three stables and four preparation stalls and mezzanine storage.
- **4-Bay Steel Framed Barn** (80' x 40' / 24.38m x 12.19m).
- **6-Bay Steel Framed Barn** – (120' x 60' / 36.58m x 18.29m) With sizable enclosed, dry and insulated secure storage facilities with painted concrete flooring and mezzanine floor. Potential to convert to an indoor arena STPP.



Land

The land extends to approximately 30 acres of pasture divided into four main paddocks, with water troughs and post and rail fencing and mature hedges or tree lines to the perimeter. There is planning permission for three field shelters with hard standing. There is also planning permission for a large circular carriage track. Application no. DC/21/2291. In our opinion this could be potential for an outdoor school STPP.

Location

On the outskirts of Bolney, located a mile down Wineham Lane the property benefits easy access to the A272 and A23. Of equestrian interest, Hickstead is just 4 miles away. There is a good range of both state and independent schools in the area and public footpaths and bridleways accessible from country lanes.

Further Information

Services: Mains water, electricity, LPG central heating including three storage tanks and separate boiler to the house, swimming pool, pool house apartment and static home. Private drainage.

Local authority: Horsham District County Council

Tax Band: E

EPC: Band F

Tenure: Freehold

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







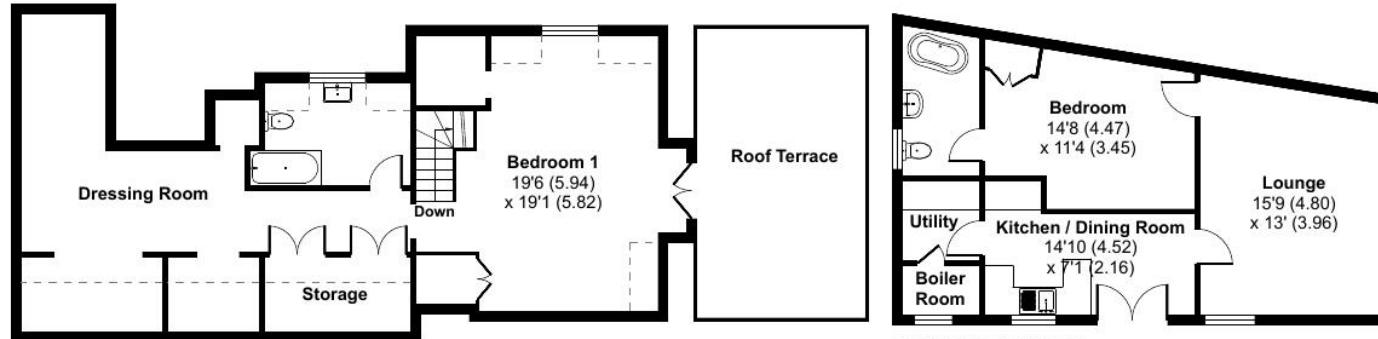
Westridge Place, Wineham Lane, Bolney, Haywards Heath, RH17



Denotes restricted head height

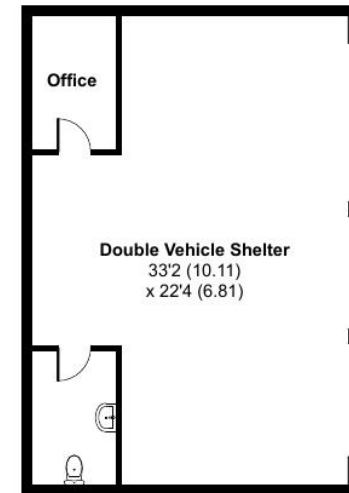
Approximate Area = 4097 sq ft / 380.6 sq m
 Limited Use Area(s) = 135 sq ft / 12.5 sq m
 Outbuilding = 2011 sq ft / 186.8 sq m
 Total = 6243 sq ft / 579.9 sq m

For identification only - Not to scale

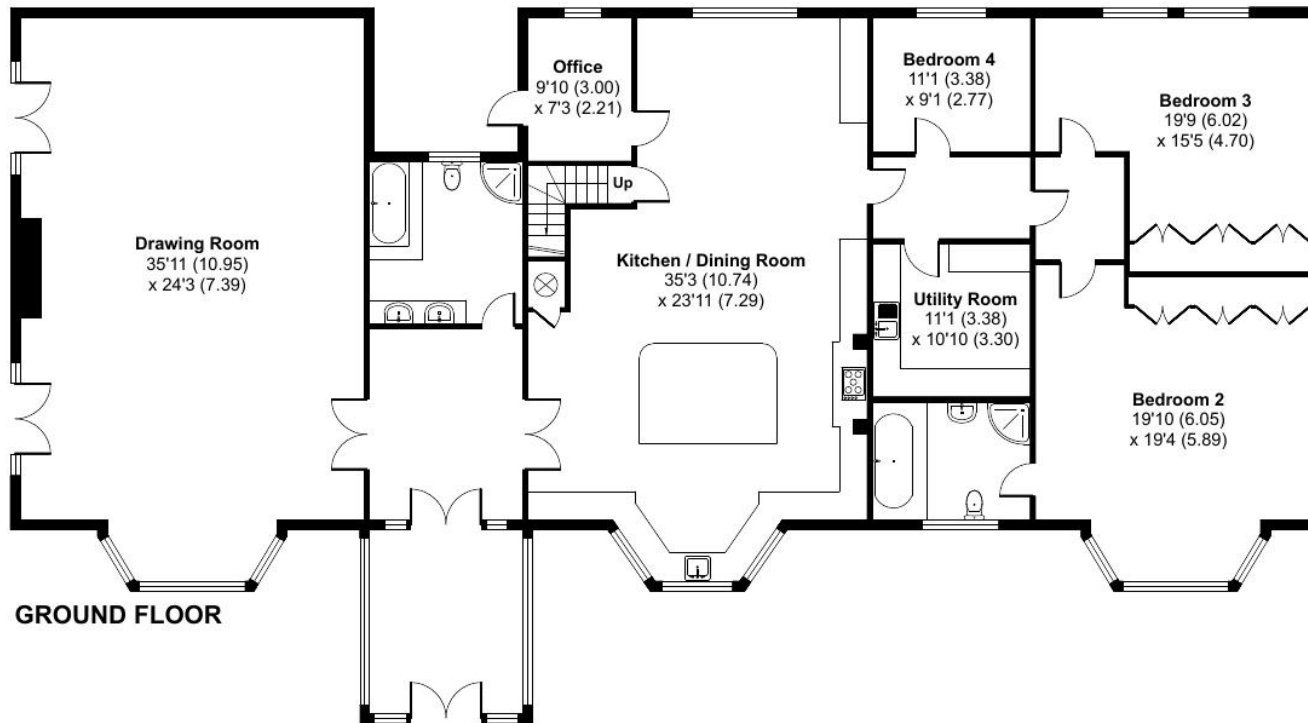


FIRST FLOOR

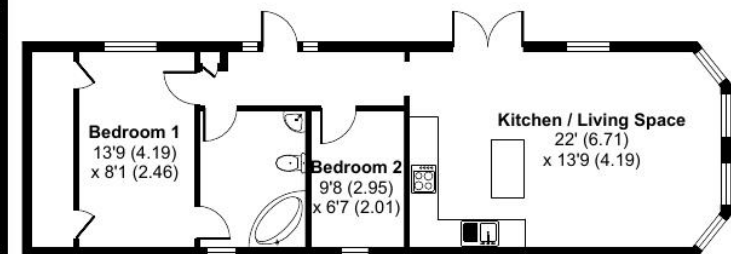
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 3





Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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.