



EQUUS

Country & Equestrian



Rowan Tanyard Lane



Rowan Tanyard Lane, Chelwood Gate, West Sussex RH17 7LY

S O L D - A large detached 5/6 bedroom family home set in 3 acres (*TBV) with a good range of equestrian facilities, located off a country lane on the Ashdown Forest in a most desirable village and offering fantastic riding out on the doorstep. A Spacious gravel driveway to front offers generous parking and with planning granted for a double garage. A further side vehicle entrance gives access to a well organised Stable Yard : 4 timber loose boxes, separate barn with 2 further internal stables, hay store, feed room, rug room and professionally installed 20m x 40m riding arena. The free draining pasture is gently sloping with mature hedging to the boundaries offering much seclusion to the gardens and grounds. N.B. For those wanting direct access to riding out with no roadwork - the previous vendors used to hack out and walk their dogs via a pedestrian gate to the rear leading directly onto heath land and common land which could easily be reinstated.

SITUATION

Nutley and Forest Row both approximately 3 miles distant offer a range of local facilities while Haywards Heath, Uckfield and East Grinstead all approximately 6 miles offer a more extensive range of amenities. The property is superbly located for access to a number of major road routes including the M23 Jct 10 (connecting to M25) or the A22 which also connects to the M25 at Jct 6 approximately 14 miles distant. Central London is less than 40 miles distant while the South Coast and Brighton is approximately 20 miles. Gatwick airport is approximately 15 miles away. East Grinstead offers mainline rail connections to London Bridge and London Victoria in less than 1 hour.

ASHDOWN FOREST & RIDING OUT

The property is superbly situated to provide a variety of local hacking. The Ashdown Forest is a short ride away providing good sandy year round going. Excellent networks of bridleways are located in the vicinity with a feature local "Lake Ride" being highly recommended. The area is well served with a variety of competitions for all disciplines at the nearby equestrian centres including Golden Cross, South of England show ground at Ardingly. Hickstead All England Showground. Oldencraig Equestrian Centre an Lingfield and Lingfield Racecourse is also a short distance away

Ashdown Forest is an ancient area of tranquil open heath land occupying the highest sandy ridge-top of the High Weald Area of Outstanding Natural Beauty. It is situated some 30 miles (48 km) south of London in the county of East Sussex, England. Rising to an altitude of 732 feet (223 m) above sea level, its

heights provide expansive vistas across the heavily wooded hills of the Weald to the chalk escarpments of the North Downs and South Downs on the horizon.

Riding is by permit only annual, six-month summer, six-month winter or a day permit. Riding Permits are issued per horse rather than per person and every horse must display a riding badge every time it goes out onto the Forest. The Conservators of Ashdown Forest reserve the right to suspend permits for breaches of the riding regulations. Any rider found not to be displaying a permit may be asked to leave the Forest.

*** PLEASE REFER TO THE ASHDOWN FOREST WEB SITE FOR FULL INFORMATION ON USAGE INCLUDING MOUNTAIN BIKING, DOG WALKING etcetera.**

ACCOMMODATION

GROUND FLOOR - Entrance Hall Spacious hall with doors leading to further reception rooms. Cloakroom Fitted with low-level W.C and hand washbasin. Staircase with timber spindle balustrade leading to first floor. Family room / Bedroom 6 - large room converted from the integral garage with PP and Building Regulations. Sitting Room Accessed via large double doors from the hall allowing much light in to this spacious room. Twin front access. Feature electric fireplace with tiled surround and hearth. Study Rear aspect. Fitted storage shelves. Kitchen - country kitchen with assorted units above and below Sinks with drainer and mixer taps. Rear aspect over gardens and equestrian facilities.

Utility Room - Plumbing and space for washing machine, and tumble dryer. Open plan Dining Room french doors to rear terrace and allowing expansive views out to gardens and equestrian facilities. Shower Room Accessed from the hall. Newly fitted suite comprising single, tiled shower cubicle with electric power shower. Low-level W.C. and free standing hand washbasin with single taps.

FIRST FLOOR - Landing Opening out from the staircase into an expansive landing with doors off to first floor rooms; Master Bedroom Large and spacious triple aspect room allowing light. Shower cubicle (situated within the bedroom, next to the en-suite bathroom) fitted with shower.

En-suite New suite comprising panelled bath with Victorian style mixer taps with hand held shower attachment. Freestanding hand washbasin with single taps. Low-level W.C. Bedroom 2 Rear aspect giving panoramic views over the equestrian facilities and towards the South Downs.

Bedroom 3 Situated partly under eaves. Bedroom 4 Front aspect. Bedroom 5 Rear aspect. Situated partly under eaves. Family Bathroom Large family bathroom fitted with coloured



suite comprising corner bath with mixer taps and hand held shower attachment. Free standing hand washbasin with single taps. Low-level W.C. Rear

EQUESTRIAN FACILITIES

TIMBER STABLE BLOCK - three 12ft x 12ft loos boxes.
OUTDOOR ARENA - 20m 40m sand and post and railed.
POLE BARN - with concrete could be divided for further stable or hay storage and machine store.
POLY TUNNELS - with local authority permission.
PORTA CABIN - with power.

LAND & GROUNDS

The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been measured formally by Equus and its sellers/clients other than by obtaining the Title Plan from Land registry with the acreage clearly marked where available. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold
LOCAL AUTHORITY: Wealden District Authority
SERVICES:
TAX BAND:
EPC RATING: D
BROCHURE PREPARED: Sept 2016

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk -
www.landregistry.gov.uk, www.homeoffice.gov.uk,
www.ukradon.org

GENERAL NOTES ON WRITTEN INFORMATION

If you are viewing one of our properties through an external website certain information placed within the sales details may be stripped out of the text; these may include – external websites names, currency signs and useful telephone numbers.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent
Equus Country & Equestrian, South East
T: 01892 829014
E: sales@equusproperty.co.uk

Prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused. If inspecting the outbuildings, equestrian facilities or any other building within the grounds it is advisable to wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS

From Junction 6 off the M25 continue on the A22 through East Grinstead to Nutley. On reaching the village with The Wok Inn and Ganges Restaurant on the right take a right turn (almost doubling back on yourself). Continue for approximately 2 miles into Chelwood Gate passing the village sign. On reaching a bus shelter tucked away on the right turn left immediately opposite into Stone Quarry Road. Continue as the road slopes gently downhill. At the bottom as the road bears round to the right continue straight on into Tanyard Lane. The property will be found a short distance along on the left, identified by a name plaque on the open timber 5 bar entrance gates.

Offers over £900,000

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4. References	
Reference Name:	
Reference Address:	
Reference Phone:	
Reference Email:	
Reference Relationship:	
Reference Comments:	
5. Additional Information	
Other Contact Information:	
Comments:	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		77 58	
England & Wales		EU Directive 2002/91/EC	

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