

# Churchlands Farm, Kirdford, West Sussex

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A **well-positioned farm** with extensive outbuildings set in about 40 acres on the edge of the village of Kirdford. Please note there is no building regulation approval for the dwelling.

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### Summary of accommodation

- Large entrance hallway | Drawing room | Study | Kitchen/breakfast room | Cloakroom
- Principal bedroom with en suite bathroom | Three further bedrooms, all with en suite shower rooms | Further single bedroom
- Basement which could be incorporated into the house currently divided in three with one room providing a plant room
- Garage building:** Two bay garage | Utility area | Guest flat
- Barns | Storage sheds | In all about 18,250 sq ft
- Gardens and grounds
- In all approximately 40 acres**

### Distances

Kirdford village centre within a 5 minute walk, Plaistow 2 miles, Billingshurst 7 miles (London Victoria 70 minutes), Petworth 5 miles  
Haslemere 9 miles (London Waterloo 56 minutes), Witley 11 miles (London Waterloo 55 minutes)  
Guildford 17 miles, Chichester 20 miles, London 51 miles  
(All distances and times are approximate)



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## Situation

Churchlands Farm occupies a prime, rural position on the edge of Kirdford village and is surrounded by stunning West Sussex countryside. Kirdford is a quintessential West Sussex village, located to the west of Wisborough Green and south of Plaistow. The village is within easy reach of the town of Billingshurst, which has frequent trains to London Victoria. Also nearby are the village of Witley and the town of Haslemere, both of which offer mainline services to London Waterloo.

Kirdford has an excellent village shop, as well as two pubs; The Foresters and The Half Moon.

More comprehensive shopping facilities are available in the nearby towns of Petworth and Pulborough, while a wider range of facilities is available in the cathedral city of Chichester and the county town of Guildford, accessed easily via the A285 and the A283/A3.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast at Chichester, with golf at the well-known West Sussex course at Pulborough as well as Goodwood and Cowdray.



One of the special elements of this stunning rural location is the wonderful array of footpaths and bridleways that the immediate countryside has to offer, some of which can be accessed directly from the property.

## The property

Churchlands Farm is a modern farmhouse of insulated concrete form construction, built by our clients about twelve years ago. The property offers excellent accommodation, currently over two floors, with the aspect looking south over its own land towards Fox Hill and Bedham. Of particular note is the open plan dining/entrance hallway leading around to the family kitchen; this space having bi-folding doors to the rear and with large windows providing excellent views over the surrounding countryside and allowing the property to be flooded with natural light throughout the day.

The property has been thoughtfully designed and well-considered to perfectly fit the needs of the modern family. There is a substantial basement currently accessed from outside, but with the addition of an internal staircase, this could easily be brought into the main house providing excellent further entertaining space; perfect for a gym, home office, cinema or games room.



## Main House

Approximate Gross Internal Floor Area

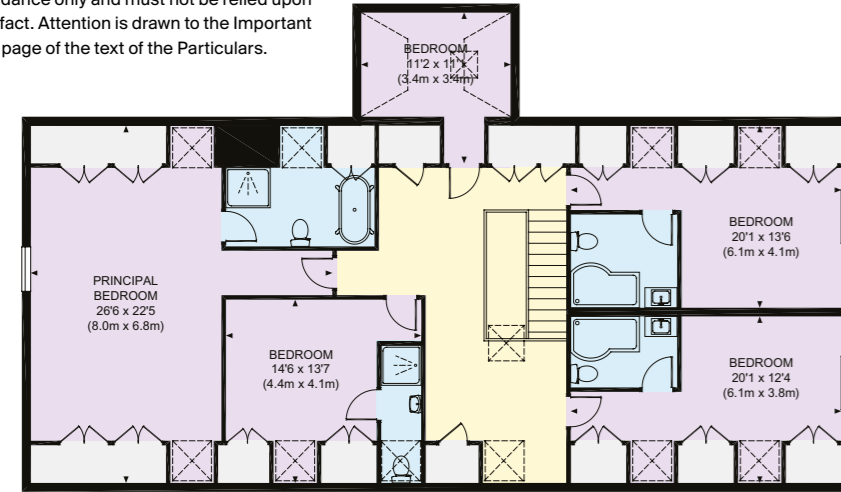
3,351 sq ft / 311.3 sq m

Outbuildings: 2,645 sq ft / 245.7 sq m

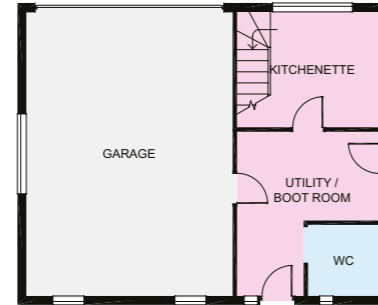
Total: 5,996 sq ft / 557.0 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

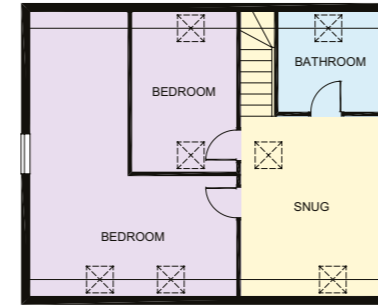
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



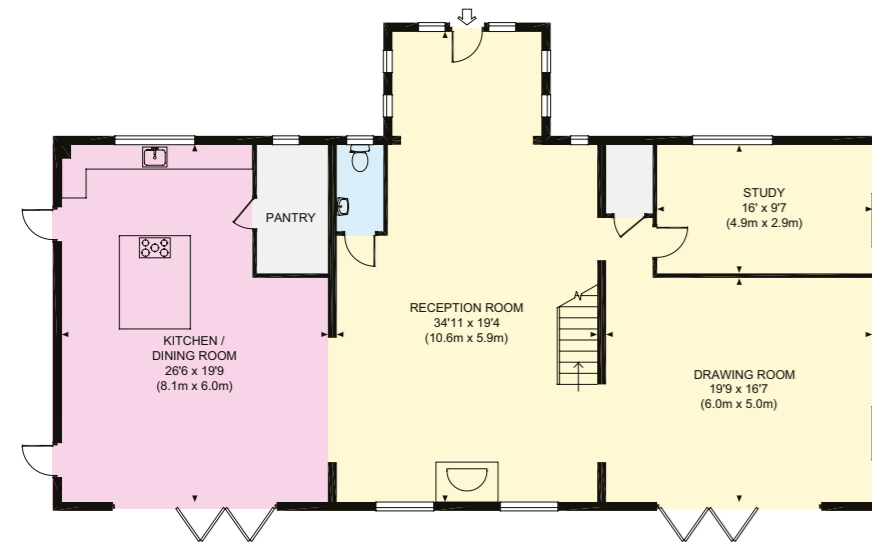
First Floor



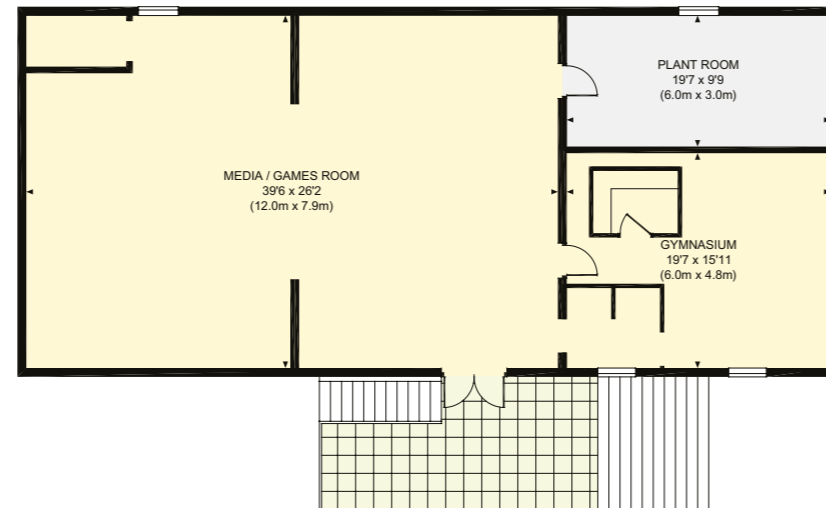
Garage Ground Floor



Garage First Floor



Ground Floor



## Outbuildings

The outbuildings at Churchlands Farm are one of the key attractions of the property. These buildings represent about 18,250 square feet of built space and with many of these buildings currently unused, they offer significant potential planning gain with change of use subject to the usual consents.

Holiday let – potentially another residential building.

## Future development potential

The vendor has been advised that the farm buildings are likely to be capable of redevelopment under Class Q permitted development. This would enable to creation of up to 550sqm of residential housing.

## Gardens and grounds

Churchlands Farm is access via a private driveway sweeping through paddocks to the farmhouse and outbuildings. While gardens surround the farmhouse itself, the remainder of the land is mainly paddock together with a small parcel of woodland and a belt of water meadow.



# Barn

Approximate Gross Internal Floor Area  
8,026 sq ft / 745.6 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

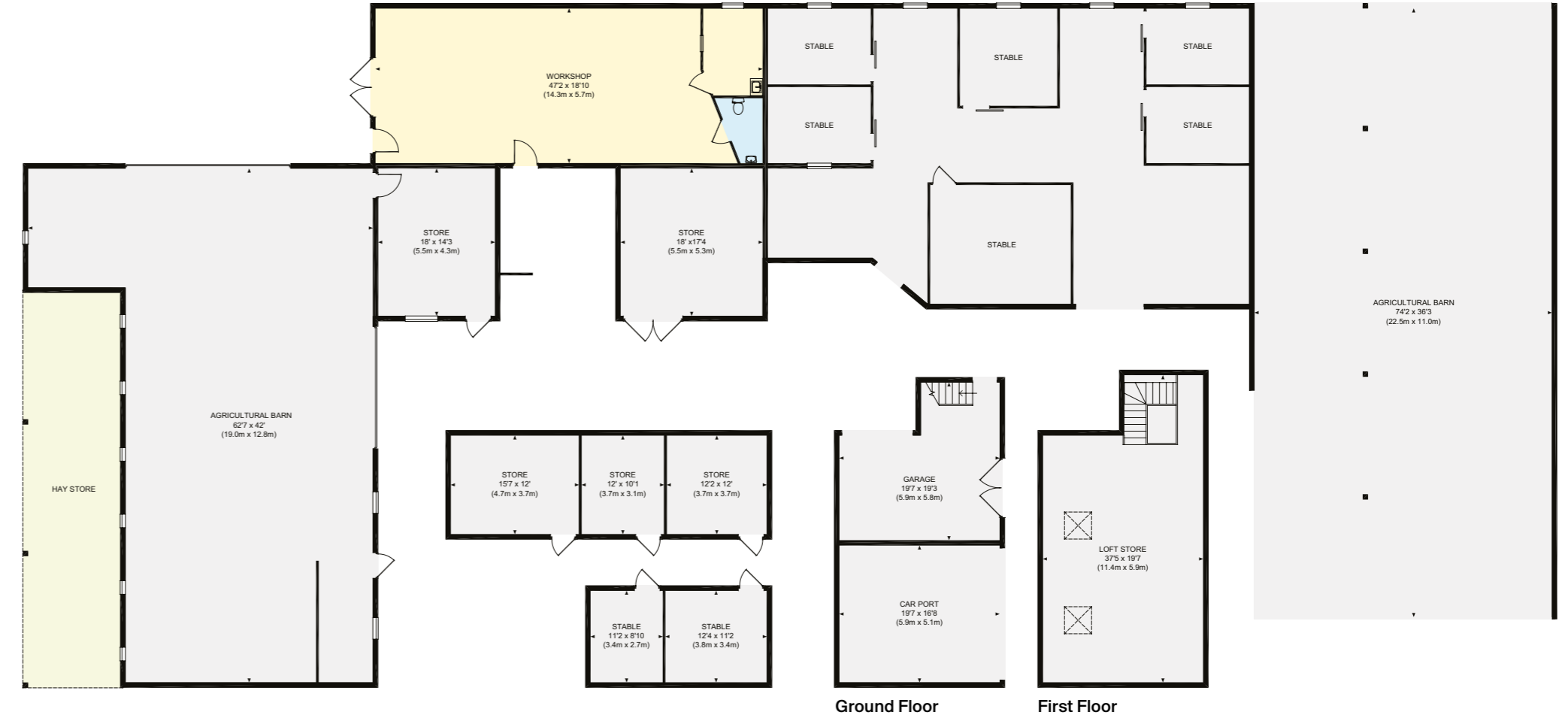


# Stables

Approximate Gross Internal Floor Area  
10,223 sq ft / 949.7 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Agents' notes

The property is subject to an agricultural occupancy restriction, as follows: "The dwelling shall be occupied only by persons employed locally in agriculture as defined in Section 119(1) of the Town and Country Planning Act, 1947, or (subject to the consent of the Local Planning Authority) by the dependents of such persons."

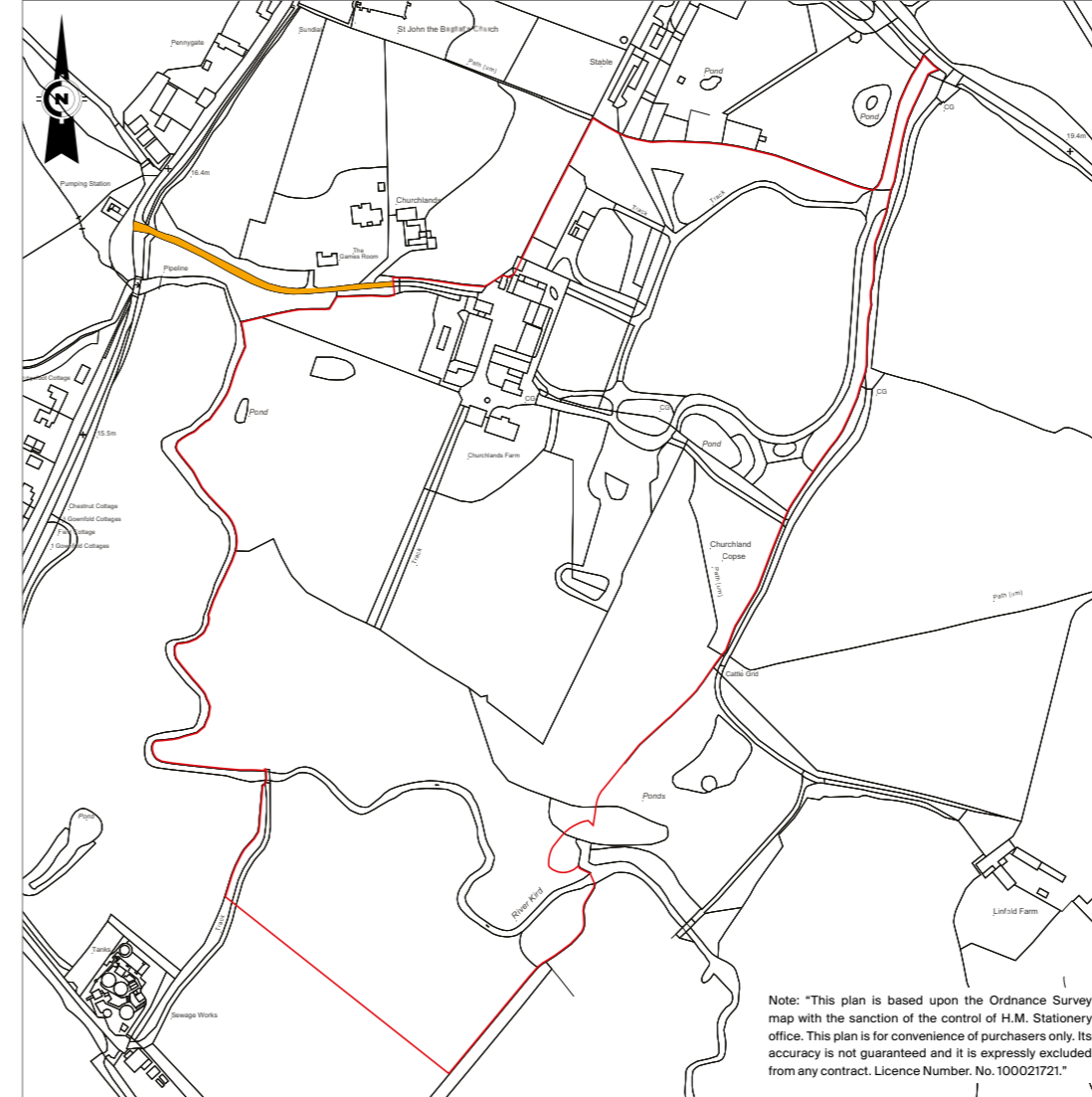
Please note there is no building regulation approval for the dwelling.

## Services

We are advised by our clients that the property has mains water and electricity (three phase), private drainage and ground source heat pump heating.

## Directions (RH14 OLU)

**What3words:** diplomat.began.tilts – takes you to the head of the driveway.



## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council

**Council Tax:** Band D

**EPC Rating:** C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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