



**Cowfold Road, Bolney,
West Sussex, RH17**

**Asking Price
£1,500,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Cowfold Road, Bolney,
West Sussex, RH17**



An impressive equestrian facility and family home, set in a sought-after semi-rural location between the popular villages of Cowfold and Bolney.

Accessed via secure electric gates, the property offers spacious and well-presented accommodation, including a stunning kitchen/breakfast room, generous living space, and a principal bedroom with en-suite, dressing room and balcony.

The house is surrounded by beautiful gardens and benefits from extensive driveway parking, a timber outbuilding with a shower-room and a versatile detached home office/studio with potential for ancillary accommodation. The grounds extend to approximately five acres and include eight stables and equestrian facilities, making this an ideal lifestyle property.

Surrounded by attractive Sussex countryside, the immediate area offers excellent walking routes and bridleways, enhancing the lifestyle appeal for families, dog walkers and those seeking a quieter pace of life.

The property is conveniently placed within easy reach of Bolney village centre, where everyday amenities include a well-regarded primary school, village hall, and traditional country pub. The renowned Bolney Wine Estate is also close by, providing a popular destination for dining and leisure.

For more comprehensive facilities, Haywards Heath, Burgess Hill and Horsham are all within a short drive, offering extensive shopping, supermarkets, restaurants and a wide choice of both state and private schooling.

Commuters are particularly well served, with swift access to the A23/M23 corridor nearby, providing direct routes to Gatwick Airport, London and Brighton. Haywards Heath mainline station is approximately a 15-minute drive, offering fast and regular services to London Bridge and London Victoria, making this an ideal location for those needing to balance country living with city connectivity.

FREEHOLD.





Buses

28 minute walk



Shops

Village store
1.3 miles



Trains

Haywards Heath
6.7 miles



Airport

Gatwick
16.7 miles



Roads

A23
1.7 miles



Sport & Leisures

The Triangle
5.3 miles



Rental Income

£tbc pcm



Schools

Bolney C of E primary
1.8 mil



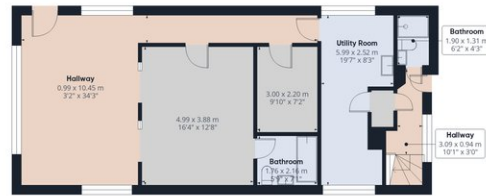
Fibre Broadband

Full fibre broadband available

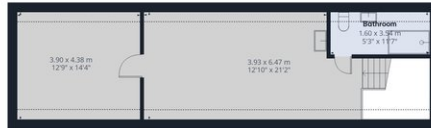


Council Tax

Band G



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Floor 1 Building 2



Ground Floor Building 3

Approximate total area^m
 337.7 m²
 3637 ft²
 Reduced headroom
 9.1 m²
 98 ft²

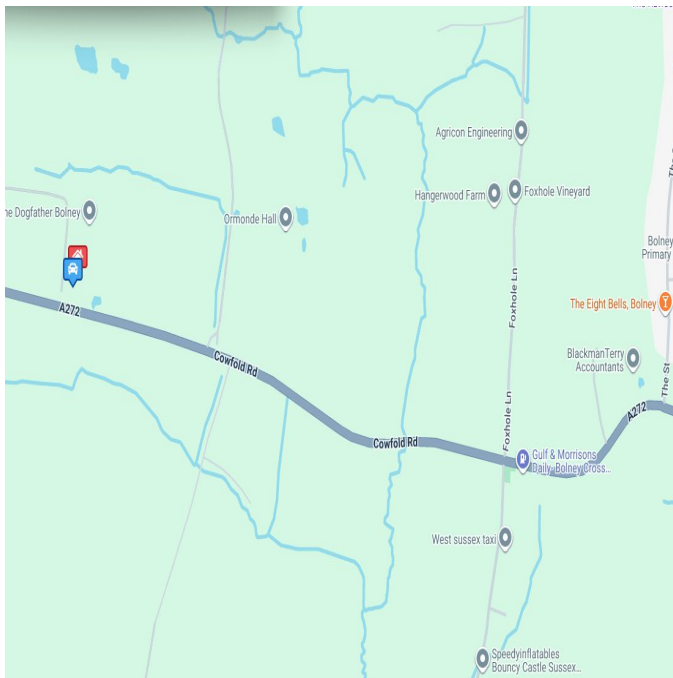
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



Total Approximate Floor Area
3637sq ft. / 337.7 m²

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

01444 474447
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