WILTON HOUSE COTTAGE

An excellent opportunity to acquire an attractive, detached cottage located down a long driveway on the edge of the village of Catsfield, with 7.03 acres of pasture, 14 stables, arena and a range of outbuildings: new 2-bay portal barn and 10-bay portal barn.

AMENITIES

Wilton House Cottage is set down a long, shared, private drive which emerges in the centre of the village of Catsfield, and adjoining the beautiful Normanhurst Estate; this comprises about 500 acres of mixed woodland and pasture, through which there are a number of tracks and paths. Catsfield is a very popular village with a well-respected primary school, general store/post office, village hall and public house.

The historic town of Battle is about 3 miles with an excellent range of shops and restaurants, two supermarkets and a mainline station (London Bridge/Charing Cross). Bexhill on Sea and Eastbourne are about 5 and 11 miles respectively and between them have a broad variety of shops and entertainment facilities, including the De La Warr Pavilion at Bexhill.

State and private schools within reach include both Ninfield and Catsfield Primary Schools, Claverham Community College and Battle Abbey at Battle; Bede’s at Upper Dicker; Vinehall Preparatory School at Robertsbridge.

Subject to a permit, horse riding is permitted in designated areas of the Normanhurst Estate.

THE COTTAGE

On the ground floor a small entrance hall opens into the kitchen which is adjacent to the open-plan sitting/dining room and there is a bathroom. Stairs lead up from the dining room to the first floor where there are two bedrooms.

Outside, the property is approached over a private gravel drive with parking for a number of vehicles. To the front of the cottage there is a good-sized paved terrace and, to one side, a decent area of lawn with some flower beds and fruit trees.

EQUESTRIAN FACILITIES

The drive to the cottage continues into the main yard with large areas of hard standing for lorries and trailers. In total there are 14 stables arranged in two blocks. There is a large 11-bay portal frame barn 110’ x 39’10, which has previously been used as an indoor school, and adjoining tack room with w.c. and staircase to storage room above. At the rear of the yard is an excellent and recently constructed 2-bay portal frame barn 38’ 8” x 29’10 with concrete flooring and a purpose built wash down area. Sand School 40m x 20m.
**THE LAND**

The pasture is laid to the south-east of the cottage and presently arranged in 5 enclosures. In all about 7.03 acres.

**Overage Clause** The vendor will retain a right to participate in any potential development on the site by means of an overage arrangement securing 30% of any uplift in residual land value which would be triggered by the grant of planning permission for a separate residential dwelling(s) and/or business premises obtained within a 21 year timeframe. (and see clause 3 below.)

**DIRECTIONS**

In the centre of Catsfield, beside the village store and post office, turn up a private tarmac drive. Continue for 200 yards then turn left and Wilton House Cottage will be found as the first property on the right.

**Additional Information:**

- **Local Authority:** Rother District Council, Bexhill-on-Sea. Telephone 01424 787000. www.rother.gov.uk
- **Services:** Mains electricity, drainage and water (not checked or tested)
  No mains gas.
- **Tenure:** Freehold. Land Registry Title Number **Details awaited**

**NOTES:-**

1. **Water Supply** - The vendor will at his expense install a separate water meter for the supply to his adjacent property
2. **Fencing** - The vendor will erect between exchange and completion the necessary new boundary fence between Broomham House and Wilton House Cottage.
3. **General Covenant** - (separate to the Overage clause) The vendor’s consent is required for any demolition and re-building or extension to the existing dwelling and the development residential or otherwise of the land and premise. Such consents will not unreasonably be withheld.

**VIEWINGS**

For an appointment to view please contact our Battle Office, telephone 01424 775577

**REGION** £550,000 - £600,000

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London
Mayfair Office
01892 512020
mayfair@batchellermonkhouse.com
Wilton House Cottage, Wilton House, Catsfield, Battle, TN33 9DL

APPROX. GROSS INTERNAL FLOOR AREA 939 SQ FT 87.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STORES)

Sitting Room
15'4 (4.67) max x 13'1 (3.99) max

Dining Room
15'5 (4.70) max x 13' (3.96) max

Bedroom 2
13'2 (4.01) max x 11'10 (3.61) max

Bedroom 1
18'1 (5.51) max x 11'10 (3.61) max

Kitchen
10' (3.05) x 8'7 (2.62)

Store
9'11 (3.02) max x 8'7 (2.62) max

Denotes restricted head height

NOTE:
Batcheller Monkhouse give notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
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6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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