



**LAND AT RATTLESNAKE FARM SHILLINGLEE ROAD WEST SUSSEX GU8 4SX  
GUIDE PRICE £200,000 FREEHOLD**

**SOUTH FACING PADDOCK LAND  
TWO LOOSE BOXES, FEED ROOM AND STORES  
FENCED**

**APPROXIMATELY EIGHT ACRES  
FURTHER STORAGE BARN  
MAINS WATER AND ELECTRICITY CONNECTED**



## THE PROPERTY

A gorgeous parcel of around eight acres of south facing fenced paddock land with stables and storage.

Approached off a short track from the road, the paddocks are on a sunny southerly facing plot with a wooden stable block comprising two loose boxes, feed room and storage plus a separate wooden barn. Although most recently being used for equestrian purposes, this land may lend itself to other recreational uses.

### SERVICES

Mains water and electricity are connected

### VIEWINGS

Viewings can be undertaken by interested parties during daylight hours at their own risk. You will need to climb over a gate. As far as the agent is aware there is currently no livestock on the land.

Offers in writing to Mark Steward, Clarke Gammon Haslemere Office with proof of funds.

## SITUATION

Northchapel 2 miles | Chiddingfold 3 miles | Haslemere High Street 4 miles | Haslemere main line station 4.5 miles | Petworth 7 miles

All distances approximate

## DIRECTIONS

From our office in Haslemere High Street proceed south turning left onto Petworth Road by the Town Hall. Continue until reaching the junction with the A283 then turn right towards Northchapel. After about 0.5 miles take the left hand turning at the crossroads signposted Plaistow & Kirdford. The access to the land will be found after approximately one mile just after passing Gastons Farm.

### CG HASLEMERE OFFICE

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