



Woodshill House

West Chiltington, Pulborough, West Sussex

**STRUTT
& PARKER**

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An outstanding Grade II listed country house with exquisite period details, enchanting gardens and outbuildings

A magnificent stone-fronted country house combining grand original details with chic modern styling and fittings. Set within almost three acres of beautiful, south-facing landscaped gardens and rolling grounds, just outside the popular village of West Chiltington and offering far-reaching views towards the nearby South Downs.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE



2.9 ACRES



FREEHOLD



RURAL



5,214 SQ FT



**GUIDE PRICE
£2,850,000**

The property

Woodshill House is a handsome and substantial Grade II listed country house, set in a sought-after and picturesque position just outside the village of West Chiltington. The property is thought to date from the mid 17th century and features various stunning original details, including exposed timber beams, wood panelling and impressive fireplaces, alongside modern styling and fittings.

The house offers more than 5,000 square feet of exquisite accommodation, including five reception rooms and six bedrooms, while there is also a detached one-bedroom annexe. The ground floor has a beautifully presented formal drawing room with a dual aspect, rich panelled walls and a splendid open fireplace, while further reception rooms include the formal dining room with its inglenook fireplace, as well as two studies. The light and airy orangery is set in a modern extension and features a ceiling lantern skylight, French doors to the garden and a relaxed seating area, while connecting to the kitchen in an open-plan layout. The kitchen itself has shaker-style

units and an Aga, with further home storage and space for appliances in the utility room and the cellar, with its wine store.

Two staircases lead to separate first floor areas, between which there are five well-presented bedrooms. These include the luxury principal bedroom with its dressing room and en suite bathroom, with dual washbasins, a bathtub and a shower. The first floor also has a family bathroom, while stairs continue to the second floor, where you will find an additional generous double bedroom, and a further bathroom.

The detached Stable Annexe offers useful further accommodation for guests or family members. It comprises an open-plan sitting area and kitchen, plus one bedroom and an en suite shower room.









Outside

The house is set within beautiful and far-reaching gardens and grounds, which extend to approximately 2.9 acres. They include beautifully maintained ornamental gardens with box hedging and various established shrubs and flowering perennials, as well as south-facing lawns and patio areas welcoming sunlight throughout the day. There are also peaceful grassy meadow areas, various mature specimen trees and well-tended shrubs and hedgerows throughout, as well as a hard tennis court and an outdoor heated swimming pool with its own paved sun terrace. Outbuildings include a stone-built bothy, a tractor store, a greenhouse and a stables complex with two stables, a tack room and an adjoining garage. Beyond the gardens there is a paddock, which is ideal for equestrian activities.

Location

Woodshill House is situated in a tranquil position on Broadford Bridge Road, one mile from the village of West Chiltington, which offers local amenities including a 12th century church, public houses, a village shop and butcher. Billingshurst, just over four

miles distant, offers further facilities and a mainline station with services to London Victoria in about 65 minutes, while Pulborough station is also within easy reach. The larger village of Storrington lies about four miles away, providing high street shopping, supermarkets such as Waitrose, and a wealth of restaurants, cafés and pubs. The area provides numerous recreational opportunities, including the West Sussex Golf Club, racing at Goodwood and sailing from Chichester Harbour, together with extensive walking and riding in the nearby South Downs National Park.



Distances

- West Chiltington 1 mile
- Pulborough 3.6 miles
- Storrington 3.7 miles
- Billingshurst 4.1 miles
- Horsham 9.0 miles

Nearby Stations

- Billingshurst
- Pulborough
- Horsham

Key Locations

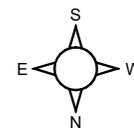
- Knepp Wildland Safaris
- RSPB Pulborough Brooks
- Hickstead
- Chichester Harbour
- South Downs

Nearby Schools

- Farlington
- Christ's Hospital
- Pennthorpe
- Seaford College
- Cranleigh School
- Dorset House
- Windlesham







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 5,214 sq ft (484 sq m)
Including Cellar
Tractor Store internal area 329 sq ft (31 sq m)
Stable Annex internal area 264 sq ft (25 sq m)
The Bothy internal area 478 sq ft (45 sq m)
Stable Block internal area 747 sq ft (69 sq m)
Total internal area 7,032 sq ft (654 sq m)
For identification purposes only.

Directions

RH20 2LD

what3words: ///districts.scream.large

General

Local Authority: Horsham District Council

Services: Mains water, electricity and oil fired central heating. Private drainage (compliant with current regulations)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

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