





Willetts Farmhouse


Broadford Bridge Road, West Chiltington


Willetts Farmhouse is a handsome rural residence, with annexe accommodation and extensive outbuildings


Enjoying pastoral views, a country farmstead with an attractive façade featuring stone, decorative red-brick and tile-hung elevations, set in grounds approaching 8.3 acres. Equestrian-enthusiasts are well catered for with a series of fenced paddocks, a manège and stabling.


**4 RECEPTION ROOMS**


**6 BEDROOMS**


**4 BATHROOMS**


**OUTSIDE**

**8.3 ACRES**

**FREEHOLD**

**RURAL**

**4,512 SQ FT**

**GUIDE PRICE
£2,350,000**



The property

Willetts Farmhouse is an appealing period property where heritage characteristics are perfectly blended with modern-day enhancements to provide a congenial living environment in an idyllic countryside locale. Beyond the entrance portal, a generously-proportioned reception hallway offers versatile use options and gives a flavour of the classic comfort on offer within this relaxed home. Reception areas comprise a family/sitting room with the warming ambience of a freestanding log-burner, and a light-filled drawing room which provides a sociable setting with a seamless link to the garden. Interlinking with the adjoining kitchen/breakfast and dining area, there is a sociable quality to these spaces ideally suited to entertaining family and friends. The kitchen is fitted with bespoke cabinetry, stone work surfaces and a custom island unit with timber-topped breakfast bar. On the first floor, there are four bedrooms and a stylishly-appointed family bathroom with bath-tub and shower cubicle. The principal bedroom provides a luxurious en suite retreat with the addition of a dressing room.

Supplemental accommodation is offered by two self contained annexes.

The Old Granary is a detached two-storey property providing a spacious and stylish one-bedroom abode, with a charming first level sitting room nestled under exposed rafters and a kitchen/dining room, bedroom and bathroom on the ground floor.

An office space in the linked outbuildings provides a home-working refuge, with options for use as a gym.

Stable Cottage is a further detached property with accommodation arranged over one level and the benefit of a private parking area. The accommodation includes a sitting room with archway to the kitchen, a bedroom and bathroom. There is a separate, large utility room.







Outside

An open porch at the paved frontage of the home provides an architectural feature with a warm welcome and a sheltered spot to sit. A sunny southerly aspect can be enjoyed in the rear garden, where an area of lawn is framed by planted beds, and post-and-rail fencing at the far margin affords views to the adjoining terrain. A large paved terrace with retaining wall and curved steps, offers opportunities for outdoor dining and relaxation, whilst the outdoor pool has a paved surround for lounging and evergreen hedging for screening. A parterre garden with paved pathways creates an attractive design feature to the side of the property, and just beyond the stable outbuildings border a courtyard. There are a range of stables and outbuildings arranged around the courtyard, with a 5 bar gate giving separate access.

Location

The property occupies an idyllic setting within easy reach of the South Downs and on the northern fringes of West Chiltington, with local amenities including a village store/post office, a public house, primary school, a village hall hosting clubs and events, and

a cricket club. Nearby Storrington and Pulborough provide a good range of facilities including supermarket and independent shopping, medical, dental and veterinary practices, and rail services can be accessed at Billingshurst and Pulborough for journeys into London via Horsham and southwards to Chichester, Portsmouth and Southampton. The market town of Horsham offers additional retail, leisure and cultural facilities, including The Capitol Theatre. Well-regarded schooling in the vicinity includes Seaford College, Dorset House School, Great Ballard School, Pennthorpe Preparatory School and Windlesham House School. In addition to the numerous opportunities for water sports and sailing on the south coast, there are several local golf courses, horse-racing and motorsports at Goodwood and polo at Cowdray Park.

Stable Cottage is currently let on a shorthold tenancy and The Old Granary is a successful holiday let.



Distances

- West Chiltington 1.3 miles
- Storrington 4.5 miles
- Pulborough 4.8 miles
- Horsham 12 miles
- Guildford 22 miles
- London Gatwick Airport 26 miles

Nearby Stations

- Billingshurst
- Pulborough
- Horsham

Key Locations

- Nyetimber Vineyard

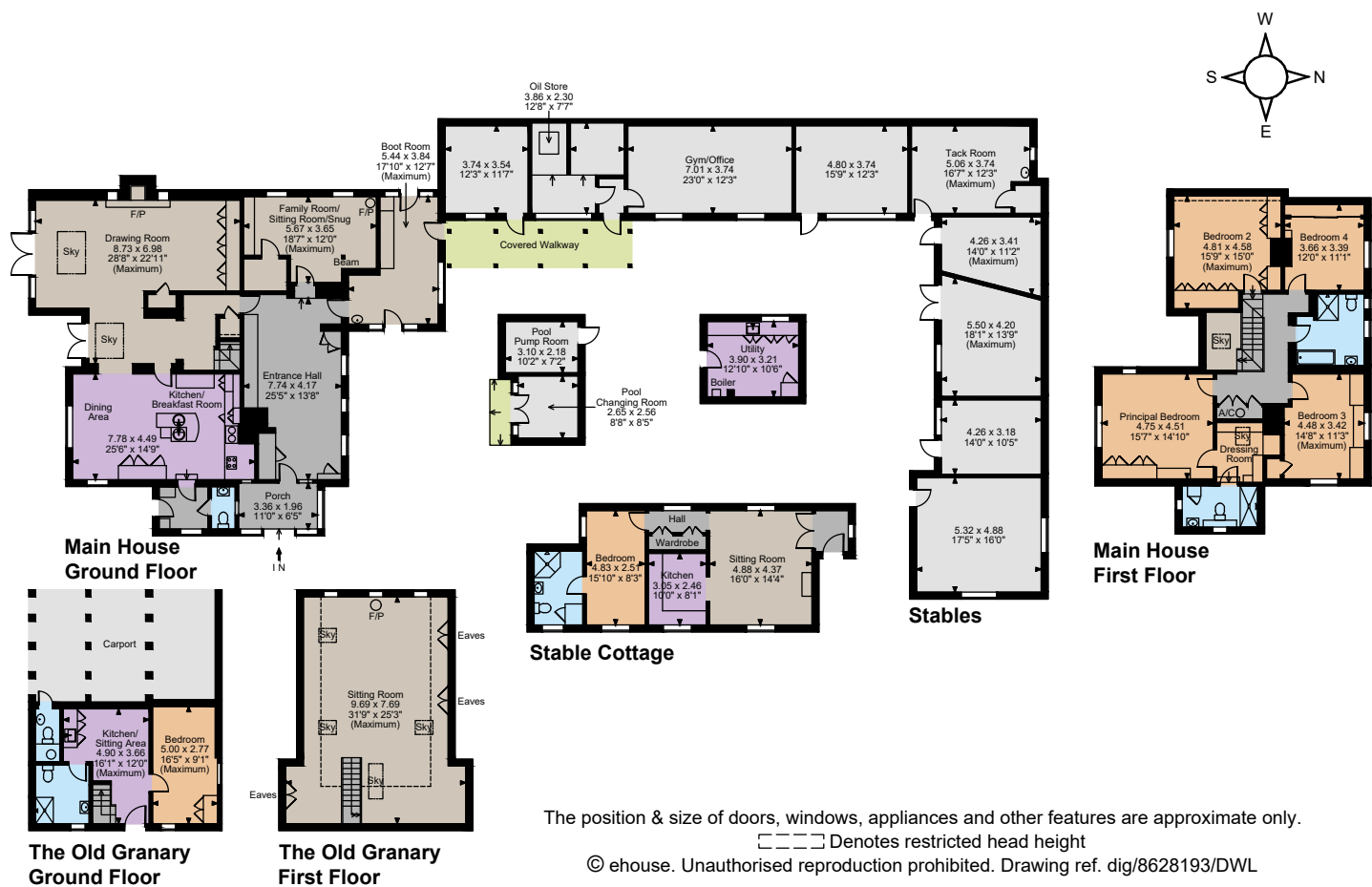
Nearby Schools

- Seaford College
- Dorset House School
- Great Ballard School
- Pennthorpe Preparatory School
- Windlesham House









Floorplans

Main House internal area 3083 sq ft (286 sq m)
 The Granary 818 sq ft (76 sq m)
 Stable Cottage internal area 611 sq ft (57 sq m)
 Outbuilding & Stables internal area 2,311 sq ft (215 sq m)
 Carport external area 407 sq ft (38 sq m)
 Total internal are 7,230 sq ft (672 sq m)
 For identification purposes only.

Directions

RH20 2LE

what3words:///youngest.epic.calculate

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, electricity, oil fired heating, LPG for cooking and pool boiler. Private drainage, the vendor has obtained a quote for a system upgrade, please ask for further information.

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

Council Tax: Main House Band H, Stable Cottage Band A.

EPC Rating: The Granary E, Willetts Farmhouse TBC
 Stable Cottage E

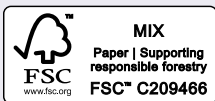
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Guildford

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