

An aerial photograph of a rural farmstead. In the center, there is a large, modern polytunnel with a curved, translucent roof. To its right are several smaller, traditional wooden outbuildings with gabled roofs. Further right, a large, two-story brick house with a chimney is visible, surrounded by a well-kept lawn and trees. The farm is situated in a lush green landscape with rolling hills in the background, covered in dense trees and fields. A stone wall runs across the foreground, separating the farm from the viewer.

Binfield Farm

Coolham Road, West Chiltington, West Sussex

A characterful semi-detached property with farm outbuildings and extensive paddocks and grazing pasture

An attractive semi-detached period cottage with plenty of character, set in a rural position and featuring extensive grounds and farm outbuildings. The property features stabling and a large dairy barn, as well as far-reaching pastures, which are ideal for grazing livestock and offer the potential to operate a smallholding from the home.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



GARAGE



11.63 ACRES



FREEHOLD



RURAL



1,079 SQ FT



**GUIDE PRICE
£850,000**

The property

Binfield Farm is a characterful semi-detached period home with three bedrooms and far-reaching grounds and pastures, occupying a picturesque rural position surrounded by beautiful rolling countryside, yet less than two miles from the village of West Chilton. The property provides two well-presented, comfortable reception rooms to its ground floor, including the main reception with its dual aspect overlooking the garden to the front and rear, as well as a splendid brick-built fireplace fitted with a woodburning stove. There is also a dining room with wooden flooring a fireplace fitted with a logburner, while the sunny, conservatory-style porch at the front provides further space. The rear porch provides further space for appliances and home storage, if necessary.

Additionally on the ground floor, the kitchen has terracotta floor tiles, fitted units to base and wall level, a range cooker with an overhead extractor hood and space for all the necessary home appliances. Upstairs there are three double bedrooms, all of which have

built-in storage, including the principal bedroom which also has windows to the front and rear, taking in the beautiful rural views, as well as its own washbasin. The family bathroom is located on the first floor, with its over-bath shower.



Outside

The property is set in an idyllic position and features far-reaching grounds and substantial farm outbuildings. At the front, five-bar wooden gates open onto the driveway, providing plenty of parking space and access to the large detached garage and workshop block. The garden is bordered by well-maintained, established hedgerows and feature areas of lawn with border beds containing various wildflowers, shrubs and other flowering perennials. The rear garden also has a brick-built outhouse or utility room, a shed and a greenhouse, while at the side, the grounds open up into grassy meadows and paddocks. Beyond these paddocks, the grounds open to a substantial field, which is bordered on all sides by mature trees and hedgerows, and provides extensive grazing pasture for livestock. The outbuildings also include a storage barn and a substantial dairy barn, providing the opportunity to operate the site as a smallholding

Location

Binfield Farm is situated less than two miles from the village of West Chiltington, which provides a range of local amenities including a 12th Century church, public houses, village shop and local butcher. The larger village of Storrington is about four miles distant, offering access to high street shops and supermarkets, including Waitrose, as well as a wealth of restaurants, cafés and pubs. Billingshurst is about five miles away, with its station offering direct rail services to London Victoria (about 75 minutes) and Gatwick Airport being 26 miles away. There are numerous recreational facilities in the area including the West Sussex Golf Club, racing at Goodwood and sailing from Chichester harbour. The nearby South Downs National Park also provides a variety of public footpaths and bridleways.



Distances

- West Chiltington 1.5 miles
- Storrington 3.7 miles
- Billingshurst 5.0 miles
- Horsham 9.0 miles

Nearby Stations

- Billingshurst
- Christ's Hospital
- Horsham

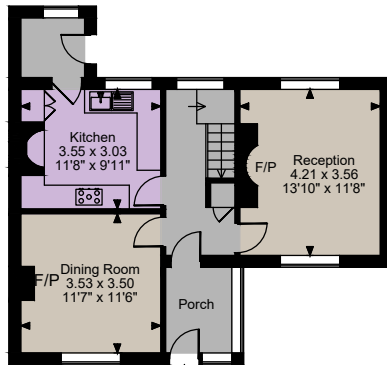
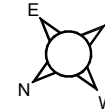
Key Locations

- Knepp Wildland Safaris
- Slinfold Golf & Country Club
- Warnham Local Nature Reserve
- RSPB Pulborough Brooks
- Hickstead
- South Downs National Park

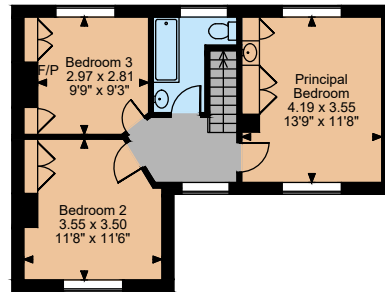
Nearby Schools

- Billingshurst Primary School
- Farlington
- Dorset House
- Christ's Hospital
- The Weald
- Pennthorpe
- Seaford College
- Cranleigh School

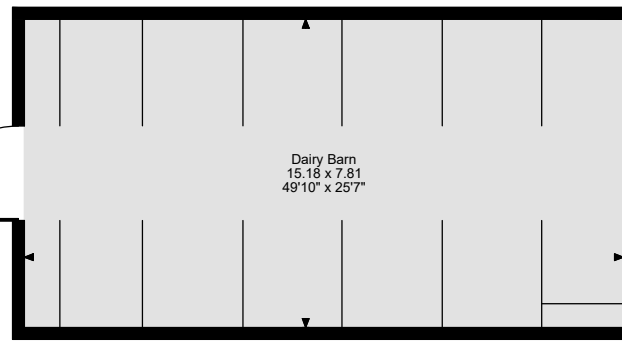
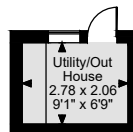
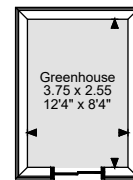
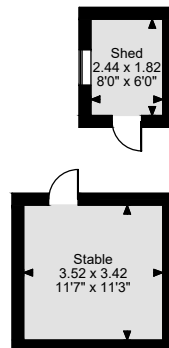
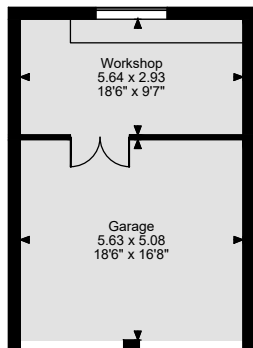
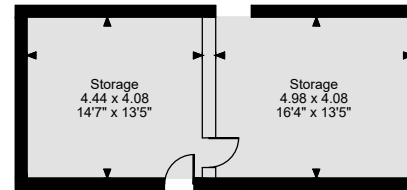




Ground Floor



First Floor



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

Main House internal area 1,079 sq ft (100 sq m)
Garage/Workshop internal area 494 sq ft (46 sq m)
Outbuilding internal area 2,045 sq ft (190 sq m)
Total internal area 3,618 sq ft (336 sq m)
For identification purposes only.

Directions

RH20 2LH

what3words: ///cupcake.blubber.annotated

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water and electricity. The central heating system has been overhauled and a new LPG boiler installed in August 2023 with a 10 year guarantee. 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 E

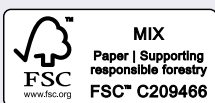
EPC Rating: TBC

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