



# Wood House

Drungewick Lane, Loxwood, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An impressive luxury detached house with extensive, stylish accommodation, beautiful gardens and far-reaching grounds

A magnificent detached house with beautiful, extensive gardens and grounds, in a sought-after rural position within easy reach of Billingshurst and Horsham. The property features a wealth of highly attractive details, including red brick and tiled elevations, while inside there is elegantly styled accommodation with spacious reception rooms and a contemporary bespoke fittings throughout



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**7 BATHROOMS**



**GARAGING**



**5.5 ACRES**



**FREEHOLD**



**RURAL**



**5,892 SQ FT**



**GUIDE PRICE  
£2,950,000**



### The property

Wood House is a stunning and substantial detached home, completed in 2014 and offering almost 6,000 square feet of stylish, immaculate accommodation in a highly regarded rural setting four miles from Billingshurst. The property features four reception rooms and seven bedrooms across three beautifully appointed levels, with light, airy living space and elegant, modern fittings and styling throughout.

The impressive, spacious reception hall provides a splendid welcome with its slate tiled flooring, wooden staircase and galleried landing above lending the hall a sense of space and light. Double doors off the reception hall lead to the 38ft kitchen and breakfast room, which is a large, social space, ideal for everyday living or entertaining. The kitchen itself has shaker-style units to base and wall level, a central island with a breakfast bar and a stainless-steel range cooker, while the room also has space for a large dining table and features a handsome brick-built fireplace and French doors opening to the rear gardens. Adjoining the kitchen there is a wine room and a utility room,

offering further storage and space for appliances.

The ground floor also offers four flexible reception rooms, including the formal drawing room with its French doors and fireplace, which is fitted with a logburner. Additional ground-floor living space includes the family room, the dining room and the study, providing a private space for home working.

There are four well-presented double bedrooms off the galleried first-floor landing. These include the luxury principal bedroom with its dressing room and en suite bathroom with freestanding bathtub, dual washbasins and walk-in shower. The second bedroom also opens to the balcony and features an en suite shower room. One further first-floor bedroom is en suite, while there is also a family bathroom. The three large bedrooms located on the second floor include one with an en suite bathroom, with the upper level also providing a second large family bathroom.









## Outside

At the entrance to the property, gates open onto the gravel driveway, providing access to a large, tree-lined parking area at the front of the house, as well as to the integrated double garage. Above the garage there is an annexe with a shower room, which is ideal as guest accommodation, or could be used as a studio or office space. The far-reaching gardens wrap around the house, providing rolling lawns bordered by woodland. There is a sunny west-facing patio across the back of the house, and beyond the lawn, an area of meadow with an orchard and a vegetable garden with raised beds. To the north, a gate leads from the garden to a large fenced paddock with a stables block, which is ideal for equine training or as grazing pasture. In all the plot extends to 5.5 acres.

## Location

The property is located in a rural setting close to the villages of Loxwood and Wisborough Green, surrounded by rolling West Sussex countryside. Loxwood has a local shop, a butcher, a medical practice and a primary school, while Wisborough Green also offers various local facilities. Further

everyday amenities can be found in nearby Billingshurst, including a post office and doctor's surgery. The historic market town of Horsham provides a more comprehensive range of facilities including Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavillions Leisure Centre, Horsham Sports Club, The Capitol (a multi-purpose arts venue) and a mainline railway station providing links to both London Bridge and London Victoria.

There are excellent road connections to Guildford, Brighton, Gatwick Airport, and the M25 Motorway Network, and the area is well served with excellent schools in both the state and private sector, notably The Weald, Farlington, Christ's Hospital, Pennthorpe, Handcross Park, Cranleigh and St Catherines.



## Distances

- Loxwood 2.5 miles
- Ifold 3.5 miles
- Billingshurst 4.5 miles
- Horsham 10 miles
- Guildford 15 miles

## Nearby Stations

- Billingshurst
- Pulborough
- Horsham

## Key Locations

- National Trust Nymans
- South Downs National Park
- Surrey Hills National Landscape
- Winkworth Arboretum

## Nearby Schools

- Loxwood Primary School
- Pennthorpe School
- Farlington
- Christ's Hospital
- Cranleigh
- St Catherines







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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663438/NJD

## Floorplans

Main House internal area 5,892 sq ft (547 sq m)

Garage internal area 401 sq ft (37 sq m)

Outbuildings internal area 461 sq ft (43 sq m)

Annexe internal area 349 sq ft (32 sq m)

Balcony external area 112 sq ft (10 sq m)

Total internal area 7,103 sq ft (660 sq m)

For identification purposes only.

## Directions

RH14 ORS

what3words: ///unafraid.tougher.builders

## General

Local Authority: Chichester District Council

Tel: 01243 785166

Services: Mains electricity and water. Underfloor heating and LPG heating. Private drainage Klargesters.

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

Council Tax: Band H

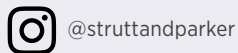
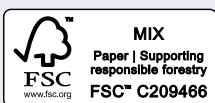
EPC Rating: TBC

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

guildford@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited