



Danfield, Harbolets Road, West Chiltington, Pulborough
West Sussex

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BNP PARIBAS GROUP

Danfield

Harbolets Road, West Chiltington, Pulborough, West Sussex RH20 2LQ

A fine country house with outstanding leisure facilities and landscaped grounds approaching 4.5 acres.

West Chiltington 2 miles, Billingshurst railway station 4 miles (London Victoria 1hr 13min), Storrington 4.3 miles, Pulborough 6 miles, Horsham 9.7 miles, Guildford 22.4 miles, London Gatwick 24 miles, Central London 50 miles

Reception hall | Reception room | Family room
Study | Kitchen/dining room | Boot room
Cloakroom | Principal bedroom with en suite bathroom & walk-in wardrobe | 4 Further bedrooms | Family bathroom | Pool House with kitchen & shower room | Quadruple garage with storage above | Swimming pool & jacuzzi
Tennis court | Oak gazebo with outdoor kitchen
Garden & grounds 4.5 acres | EPC rating E

The property

With over 5500 sq ft of light-filled, versatile and well-proportioned accommodation, Danfield offers the perfect environment for both entertaining and a modern family lifestyle. The oak-framed vestibule and spacious reception hall gives access to an elegant reception room featuring two bay window alcoves with views over the garden and French doors which offer a connection to the outside. Fitted with sleek, contemporary cabinetry, the adjacent bright kitchen/dining room provides a sociable heart to the home and extends into an oak-framed enhancement which offers the ideal setting to dine, with the wall of glass blurring the boundary between house and garden. A flexible-use family room adjoins the kitchen providing a TV room and snug, whilst home

workers can take refuge in a study tucked-away off the hallway. Completing the ground floor rooms are a boot room and a useful cloakroom facility.

The refined accommodation continues on the first floor, where the rooms enjoy an elevated outlook over the parkland grounds. A luxurious principal bedroom offers a walk-in wardrobe and en suite bathroom, and there are four further bedrooms and a generous family bathroom with stylish free-standing bath-tub and walk-in shower cubicle.

Outside

The setting offers a countryside retreat with a wonderful sense of tranquillity and seclusion. The house is encircled by green flora and lengths of clipped evergreen hedging create division and a series of well-designed 'outdoor rooms.' Swathes of lawn are interspersed with specimen trees and the mature woodland beyond provides a carpet of wild flowers and a magnet to wildlife. Leisure and recreation are well catered for with an enclosed tennis court and an outdoor swimming pool. A splendid pool house offers a versatile space to enjoy downtime, with options for use as an entertaining setting, a games room/gym or an annexe with a modern kitchen, a shower room and underfloor heating, benefitting from a separate heating system. A paved terrace alongside offers a spot to dine al fresco throughout the seasons. Timber and wrought-iron electric gates mark the approach to the property via a gravelled driveway which provides parking for numerous cars and leads to the detached quadruple garage which has stairs up to a storage mezzanine.

Location

Danfield occupies an idyllic setting on the north-eastern 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







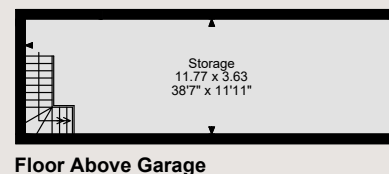
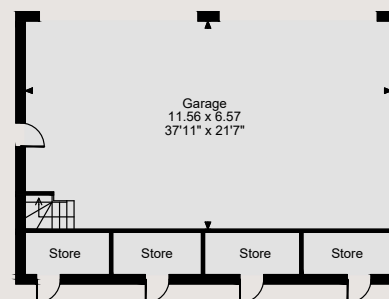
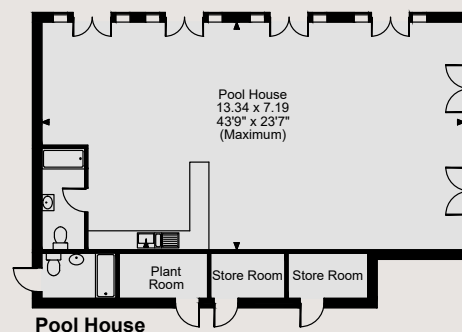
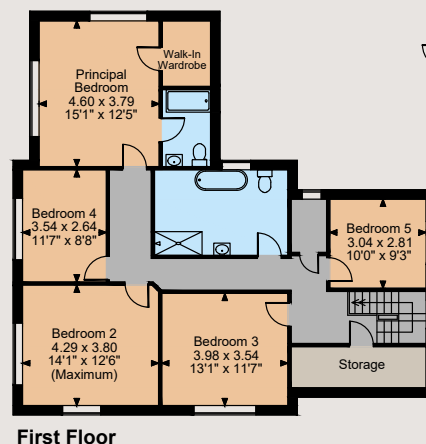
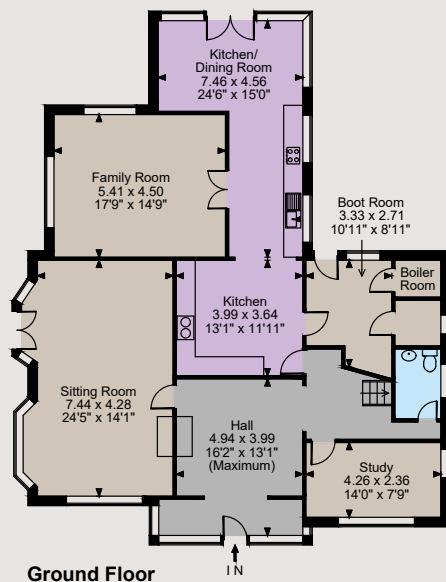
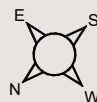






Floorplans

Danfield Harbolets Road, West Chiltington
Main House internal area 2,883 sq ft (268 sq m)
Garage internal area 1,262 sq ft (117 sq m)
Stores internal area 323 sq ft (30 sq m)
Pool House internal area 1,032 sq ft (96 sq m)
Total internal area 5,500 sq ft (511 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Rail services can be accessed at Billingshurst and Pulborough for journeys into London via Horsham and southwards to Chichester, Portsmouth and Southampton. Well-regarded schooling in the area includes Seaford College, Dorset House School, Great Ballard School, Pennthorpe Preparatory School and Windlesham House School.

Directions

From the A24, take the turning to join the A272 sign-posted to Billingshurst. At Coolham, turn left to join Coolham Lane/B2139. Follow the road for approximately 2 miles, then take the right turn onto Harbolets Road/B2133. The entrance to the property is a short distance on the right.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, oil heating. private drainage. (full details to be provided on request). Starlink broadband

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £2,000,000

Horsham

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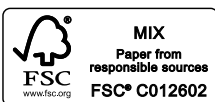
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