



Chilterns Farm

West Chiltington Road, Storrington, West Sussex



BNP PARIBAS GROUP 

A substantial house with self-contained annexe, detached cottage, 5.8 acres and barns, on the edge of Storrington

A generously-proportioned 1970s-styled family home, designed to maximise the stunning views over the grounds and surrounding countryside, with a self-contained annexe, detached cottage and two agricultural barns. Set in a semi-rural location to the north of Storrington, near to local amenities, the road network and a train station.



8 RECEPTION ROOMS



9 BEDROOMS



5 BATHROOMS



4 BAY GARAGE



5.8 ACRES



FREEHOLD



RURAL



8,200 SQ FT



**GUIDE PRICE
£1,800,000**

The property

Chilterns Farm is a detached family home offering 7,149 sq ft of light-filled, flexible two-storey accommodation in the main property and a further 1,051 sq ft in the detached cottage. Configured to provide a generously-proportioned living/entertaining environment, the property features a wealth of 1970s styling.

The accommodation flows from a reception hall with a cloaks cupboard/cloakroom. It briefly comprises a sitting room with a fire surround and two sets of patio doors to the terrace, opening to a dining room with patio doors to the terrace to two aspects, and a study, also with patio doors to the terrace. The dual aspect kitchen/breakfast room has a range of wall and base units, a breakfast bar, a dumbwaiter and a utility room with walk-in wine cellar and access to the garden and garage. A bedroom wing provides a principal bedroom with fitted storage, patio doors to a private balcony and an en suite bathroom, three further bedrooms, all with fitted storage, and a family bathroom.

An imperial staircase rises to a galleried landing with a reception area, cloakroom and access to generous eaves storage. Bi-fold doors open to a 1970s bar area, opening on one side to an entertainment area with patio doors to the balcony to two aspects and on the other to a drawing/snooker room with fitted seating and a door to the main house's remaining bedroom, which has built-in and walk-in eaves storage. The property also benefits from an 84ft vaulted loft.

A door from the landing opens to the annexe, also accessible from a separate ground floor entrance hall. It provides a hallway with cloakroom, sitting room, fitted kitchen, two bedrooms, a family/dining room, suitable for use as a third bedroom, and a bathroom with separate neighbouring cloakroom.

At the start of the main driveway is the detached cottage, with a private garden and garage. The cottage offers two bedrooms, a bathroom and shower room, a kitchen and a 32'5 sitting room overlooking the garden.









Outside

The property is approached over a driveway giving access to the integral four-bay garage. The well-maintained landscaped garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and specimen trees. It features a pond and a raised wraparound paved terrace accessible from the ground floor reception rooms and with a spiral staircase rising to the first floor balcony off the entertainment area, the whole ideal for entertaining and al fresco dining.

A second driveway gives access to the yard with two large agricultural barns and concrete area.

In all the plot extends to 5.8 acres.

Location

Storrington offers a community market, local shopping, a Post Office, Waitrose supermarket, bank, library, recreation ground, leisure centre, pubs and restaurants and primary schooling. It lies near to the South Downs National Park and its miles of walking, cycling and riding routes, and is the closest town to the mid-point of the South Downs Way. More

shopping and recreational amenities are available in nearby Pulborough, the seaside town of Worthing and the historic market town of Horsham. Transportation links are excellent: Pulborough station (3.7 miles) offers regular services to London Victoria (from 77 minutes), the A24 gives access to the coast and motorway network, and Gatwick Airport provides a wide range of domestic and international flights.



Distances

- Pulborough 3.7 miles
- Billingshurst 7.7 miles
- Worthing 10.7 miles
- Horsham 15.0 miles

Nearby Stations

- Pulborough

Key Locations

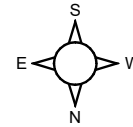
- South Downs National Park
- Leonardslee Lakes & Gardens
- South Lodge Spa
- Amberley Museum

Nearby Schools

- Christ's Hospital
- Windlesham House School
- Seaford College
- Lancing College







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 5,985 sq ft (556 sq m)
Annexe internal area 1,164 sq ft (108 sq m)
Cottage internal area 1,051 sq ft (98 sq m)
Garage internal area 957 sq ft (89 sq m)
Boiler Room internal area 58 sq ft (5 sq m)
Balcony external area 484 sq ft (45 sq m)
Outbuildings internal area 3,937 sq ft (366 sq m)
Total internal area 13,152 sq ft (1,222 sq m)
For identification purposes only.

Directions

RH20 4BP

what3words: ///burying.negotiators.curvy

General

Local Authority: Horsham District Council
tel: 01403 2151001

Services: Mains water and electricity. The main house is oil fired heating and Keepers Cottage LPG. Private drainage which may not be compliant to current regulations. Further information is being sought

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

Council Tax: Main House Band H, Keepers Cottage Band E

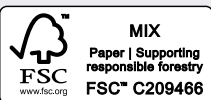
EPC Rating: Main House Band E, Keepers Cottage Band E

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