



CHAMPIONS FARM

Newpound Lane, Wisborough Green, Billingshurst



A LOVINGLY RESTORED GRADE II LISTED FARMHOUSE

A stunning Grade II listed farmhouse, coming to the market for the first time in 70 years. Set in approximately 11.38 acres, Champions Farm is located within a short walk of the centre of Wisborough Green village.

			EPC
5	5	4	E
			

Local Authority: Chichester District Council
Council Tax band: G
Tenure: Freehold

Services: Mains water, electricity & drainage, together with private LPG-fired central heating
Viewings: All viewings are strictly by prior appointment with Knight Frank



LOCATION

Champions Farm occupies a peaceful, private position on the edge of Wisborough Green, a thriving Sussex village with a school, church, village store, café, three pubs, and a quintessentially English cricket green all within walking distance.

Approached via a long tree-lined drive (which is also a public bridleway), the house sits centrally on its land with picturesque views over the surrounding countryside.

Well connected to London and the South East via the A3 and Billingshurst station, the area also offers excellent shopping and leisure opportunities nearby, with sailing, racing, polo, and golf on the doorstep. Highly regarded schools are within easy reach, with several school buses serving the village, including routes to Dorset House, Hurstpierpoint College, and Westbourne House.



CHAMPIONS FARM

Champions Farm is a wonderful example of a Grade II listed Sussex farmhouse presented in excellent order. It has been well maintained by our clients during their period of ownership, including substantial refurbishment and investment with the recent addition of a Tom Howley open-plan kitchen/breakfast room, and an oak orangery extension by David Salisbury with bifold doors opening onto a south facing sun terrace. The property has limestone flooring throughout the ground floor, with the kitchen and orangery also benefitting from underfloor heating, making for a wonderfully cosy heart to the house.

The property offers well-proportioned family accommodation over two floors with a well-considered through-flow of accommodation to the ground floor, and with many period features one would expect from a property of this age, including exposed timbers, a log burner in the hallway and a number of original fireplaces.





GARDENS AND GROUNDS

One of the real highlights of Champions Farm is the wide array of outbuildings the property has to offer. The most notable of these is the 16th century three-bay timber framed Sussex barn. Further to this is a substantial brick building providing garaging for two cars, a workshop and a store with an internal staircase to the first floor providing additional storage.

The beautiful gardens include a large paved terrace adjacent to the house, overlooking the lawns and ornamental pond, with a bed to one side planted with a variety of flowering plants and shrubs. There are extensive areas of lawn, paths, mature hedges, and a range of trees including oak, maple, conifers, beech, and horse chestnut. To one side is a heated swimming pool with paved terracing and a pool house containing recently upgraded filtration equipment and an air-source heat pump. Beyond the house lies a recently upgraded astroturf tennis court, screened by yew hedging and bordered by flowering shrubs.

The land is divided into four fields, all laid to pasture and all bordered by mature hedgerows and stock-proof fencing.





UPSTAIRS

Upstairs, the property benefits from a stunning principal bedroom with en suite bathroom, together with further generous guest accommodation, all with outstanding views over the surrounding grounds.



Approximate Gross Internal Area
Main House 3814 sq. ft / 354.36 sq. m
Garage 290 sq. ft / 26.92 sq. m
Outbuildings 1793 sq. ft / 166.57 sq. m
Total 5897 sq. ft / 547.85 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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