



Chilterns Farm | West Chiltington Road | Storrington | RH20 4BP

 **FOWLERS**  
ESTATE AGENTS



# Chilterns Farm

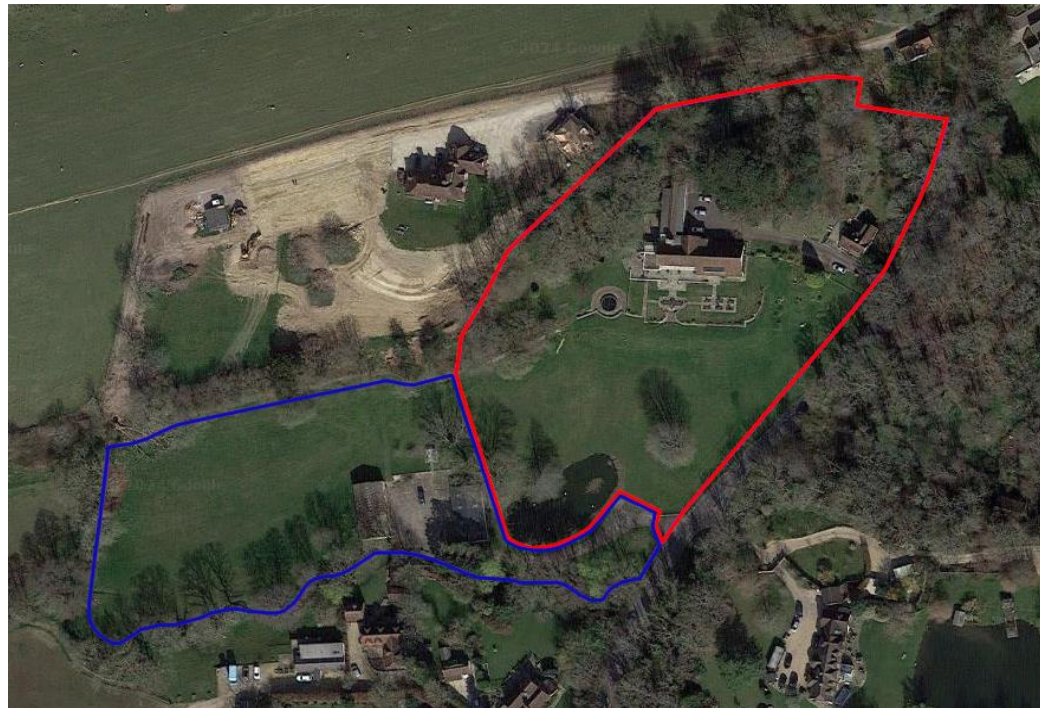
West Chiltington Road | Storrington | West Sussex | RH20 4BP

GUIDE PRICE £1,500,000

A substantial landmark property of Storrington delightfully located within this superb elevated position offering stunning views, set within 5.8 acres. The property is in need of some modernisation offering an exciting opportunity for incoming purchasers, with the main residence offering potential commercial multi-use with internal accommodation for the main house, incorporating a first floor annexe extending to 6528 sqft. There is also a snooker room, original 1970's bar and entertainment area accessing the dual aspect balcony which has a spiral staircase leading outside to the terrace. Ground floor accommodation comprises: three receptions, four ground floor bedrooms, one en-suite bathroom and a family bathroom. Outside, there are beautiful landscaped gardens and terrace offering stunning views. The property is accessed via a private driveway with a two bedroom detached cottage and garage at its entrance, leading to extensive driveway parking and integral four bay detached garaging. No forward chain. To the southerly section of garden there are two substantial agricultural barns totalling 4050 sqft on a 2.2 acre plot, sold as-is with full utilities and private gated road access. One barn is fully secured with kitchen and toilet facilities, while the second features an open layout and storage space. Significant development potential for Class Q residential conversion and future builds. Fowlers can advise on opportunities.

- Substantial Landmark Property
- Impressive Reception Hall with Sweeping Staircase
- Open plan First Floor Entertainment Area
- Beautiful Landscaped Gardens and Terrace
- Occupying 5.8 acres
- Three Ground Floor Receptions
- Original 1970's Bar and Snooker Room
- Integral Four Bay Garage
- Incorporating 3 Bedroom 1<sup>st</sup> Floor Annexe
- Four Ground Floor Bedrooms with one En-suite
- Dual Aspect First Floor Balcony
- Extensive Parking area
- Commercial Multi-use Potential
- Agricultural Barns with development potential
- Loft Storage of 84' x 16'
- Detached Two Bedroom Cottage and Garage





**Entrance** Solid wood double doors leading to:

**Enclosed Entrance Porch** Radiator, part glazed door to:

**Reception Hall** 26' 11" x 15' 4" (8.2m x 4.67m)

**Sitting Room** 26' 5" x 15' 4" (8.05m x 4.67m) Ornamental fire surround with marble hearth and inset, sliding twin set of patio doors leading to terrace and gardens, opening to:

**Dining Room** 16' 10" x 15' 0" (5.13m x 4.57m) Dual aspect with sliding patio doors leading to terrace and gardens.

**Kitchen/Breakfast Room** 33' 3" x 9' 1" (10.13m x 2.77m) Extensive range of wall and base units, inset stainless steel one and a half bowl single drainer sink unit with range of working surfaces with inset four ring hob and hot plate with extractor over, integrated stainless steel fan assisted oven and separate grill, breakfast bar and built-in storage cupboards, dumb waiter lift, door to:

**Utility Room** 21' 4" x 6' 8" (6.5m x 2.03m) Stainless steel single drainer sink unit with space and plumbing for washing machine and tumble dryer, sliding built-in storage cupboards, door accessing garage.

**Inner Courtyard** Door to:

**Boiler Room** Housing oil fired central heating boiler.

**Walk-In Wine Cellar** 14' 0" x 6' 9" (4.27m x 2.06m)

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted vanity unit, built-in sliding cloaks cupboard.

**Ground Floor Study** 15' 2" x 12' 6" (4.62m x 3.81m) Pseudo pine panelled walls, sliding French doors leading to terrace.

**Inner Hallway** Sliding built-in storage cupboards, airing cupboard.

**Ground Floor Main Bedroom** 20' 1 maximum" x 18' 1" (6.12m x 5.51m) Twin set of built-in sliding wardrobe cupboards, sliding double glazed French doors leading to wrought iron balcony, door to:

**En-Suite** Inset bath with fitted independent shower attachment, fully tiled walls, inset wash hand basin with toiletries cupboards under, radiator, bidet, low level flush w.c., separate enclosed shower with independent shower unit.

**Ground Floor Bedroom Two** 15' 2" x 12' 6" (4.62m x 3.81m) Built-in wardrobe cupboards.

**Ground Floor Bedroom Three** 15' 2" x 14' 0" (4.62m x 4.27m) Built-in wardrobe cupboards.

**Ground Floor Bedroom Four** 12' 6" x 12' 0" (3.81m x 3.66m) Built-in wardrobe cupboards.

**Bathroom** Inset bath with separate shower cubicle, inset wash hand basin, low level flush w.c., bidet.

**Impressive Aluminium Split Staircase** Impressive galleried landing with reception area and louvered folding doors leading to:

**Original 1970's Bar Area** 20' 0 maximum" x 16' 6 maximum" (6.1m x 5.03m) Opening to:

**Entertainment Area** 26' 2" x 17' 5" (7.98m x 5.31m) Radiators, patio with wrought iron balcony and external spiral staircase leading to large terrace overlooking gardens.

**Second Reception Area/Snooker Room** 29' 5" x 23' 0 maximum" (8.97m x 7.01m) Large padded seating area, door accessing:

**Bedroom/Games Room** 15' 8" x 13' 6" (4.78m x 4.11m) Built-in wardrobe cupboards, walk-in eaves storage area, access to loft space which measures 84' x 16', double glazed windows.

**First Floor Cloakroom** Low level flush w.c., wash hand basin.

**First Floor Cloakroom** (Non-functional)

**Inner Hallway** Cupboard opening to dumb waiter lift, walk-in storage area, door accessing:

#### SEPARATE WING OF THE PROPERTY/ANNEXE

**Sitting Room** 21' 4" x 12' 0 maximum" (6.5m x 3.66m) Radiator, double glazed windows.

**Kitchen** 10' 4" x 7' 6" (3.15m x 2.29m) Range of pine base and wall units, built-in fan assisted electric oven and four ring hob with extractor over, space and plumbing for washing machine, double glazed window.

**Bedroom One** 17' 5" x 12' 0" (5.31m x 3.66m) Radiator, double glazed window.

**Bedroom Two** 12' 8" x 9' 10" (3.86m x 3m) Radiator, double glazed window.

**Reception Room/Dining Room/Bedroom Three** 10' 3" x 9' 10" (3.12m x 3m) Radiator, double glazed window.

**Bathroom** Panelled bath with fitted shower attachment, pedestal wash hand basin.

**Separate WC** Low level flush.

**Stairway** Leading down to:

**Self-Contained Ground Floor Entrance** Understairs storage and storage cupboard.

**Outside**

**Four Bay Integral Garage** 37' 1" x 21' 0" (11.3m x 6.4m) Automatic up and over doors, with rear single garage door opening onto gardens, power and light, housing electric meters.

**Private Driveway** Leading to extensive parking area with overall grounds extending to 3.6 acres, steps up to:

**Area of Woodland Gardens** Mature trees and shrubbery, screened by hedging.

**South Aspect Landscaped Front Garden** Feature paved stone terrace with delightful outlook over gardens and landscaped ornamental rockery and pond, further side terrace with stairs accessing balcony.

#### SEPARATE DETACHED COTTAGE

(Keepers Cottage) Located at the front of the driveway.

**Entrance** Double glazed front door to:

**Entrance Hall** Walk-in understairs storage cupboard, radiator, electric meters.

**Kitchen** 9' 2" x 7' 0" (2.79m x 2.13m) Range of wall and base units with stainless steel single drainer sink unit, laminate working surfaces, space for cooker.

**Ground Floor Shower Room** Low level flush w.c., pedestal wash hand basin, separate enclosed shower cubicle with wall-mounted boiler.

**Sitting Room/Dining Room** 32' 5 maximum" x 14' 8 maximum" (9.88m x 4.47m) Feature stone open fireplace, three radiators, sliding double glazed doors leading to Juliet balcony, sliding double glazed doors leading to patio and gardens.

**Stairs** to:

**First Floor Landing**

**Main Bedroom** 24' 1 maximum" x 10' 9 maximum" (7.34m x 3.28m) Triple aspect with double glazed windows, door leading to:

**En-Suite Bathroom** Panelled bath, pedestal wash hand basin, low level flush w.c., fully enclosed shower cubicle, built-in shelved linen cupboard.

**Bedroom Two** 10' 4 maximum" x 10' 0 maximum" (3.15m x 3.05m) Radiator, built-in storage cupboard, eaves storage cupboard, access to loft space.

**Outside**

**Attached Single Garage** 18' 8" x 8' 8" (5.69m x 2.64m) Metal up and over door, sink, side door access.

**Rear Garden** Paved patio area with steps up to lawned area, enclosed by mature trees and shrubs and fencing, outside tap. Please note the Cottage runs on separate Propane tanks.

**EPC Rating:** Band E – Main House valid until 29/05/1934

**EPC Rating:** Band E – Keepers Cottage valid until 17/09/2028

**Council Tax:**  
Main House – Band H  
Keepers Cottage – Band E

#### **Agricultural Barns and Land:**

A unique opportunity to acquire two substantial agricultural barns totalling 4050sqft, set within a generous 2.2-acre land holding. These barns are being sold in their current form as agricultural buildings, offering a flexible setup for various uses. The first barn is fully secured and alarmed, featuring kitchen facilities, a toilet (washroom), and a recently installed steel roof for enhanced durability. The second barn provides an open-plan layout with a separate first-floor storage, ideal for agricultural or business purposes. Both barns are equipped with essential utilities, including water, electricity, and drainage, and have direct access via a privately owned, gated road.

This exceptional site also presents significant development potential, with opportunities for residential conversion under Class Q and the possibility of further new build projects in the future. Located within a highly desirable area of Storrington, with excellent access to local amenities and major roads, this property stands out as a prime investment or self-build prospect. The planning authority is Horsham District Council, and while offers subject to planning will not be considered, Fowlers are available to offer guidance on the ongoing potential for this site.

#### **Key Features:**

- **2 Agricultural Barns:** Total of 4050 sqft with flexible usage options
- **Private Road Access:** Secure gated entrance, full ownership of the access road
- **Utility Connections:** Water, electricity, and drainage in place for both barns
- **Potential for Class Q Conversion:** Residential possibilities
- **Spacious Land Holding:** 2.2 acres of land suitable for various uses
- **Barn 1:** Fully secured, alarmed, kitchen, toilet, and new steel roof
- **Barn 2:** Open-plan barn with a separate first-floor storage.

**Disclaimer: Any future development or conversion of the barns would be subject to obtaining the necessary consents and approvals from the local planning authority, Horsham District Council. Buyers are advised to conduct their own due diligence regarding planning regulations and permissions.**

# West Chiltington Road, Storrington, Pulborough, RH20

Approximate Area = 5347 sq ft / 496.7 sq m

Limited Use Area(s) = 440 sq ft / 40.9 sq m

Loft Storage = 924 sq ft / 85.8 sq m

Garage = 780 sq ft / 72.5 sq m

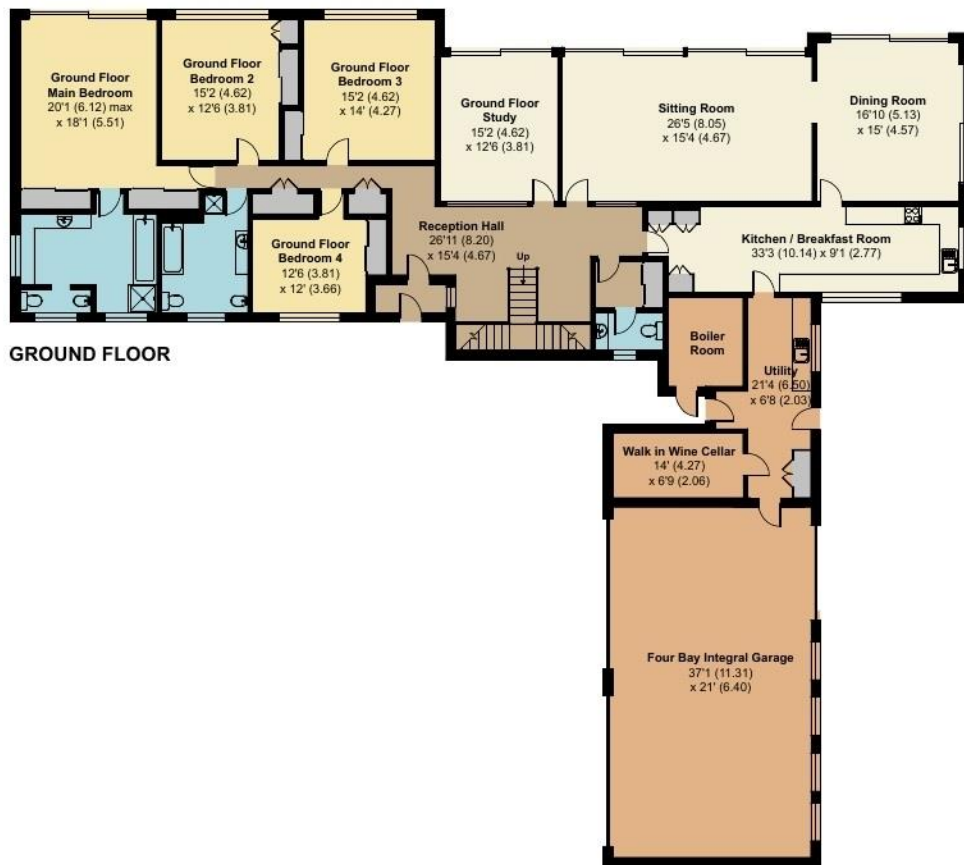
Annexe = 1181 sq ft / 109.7 sq m

Total = 8672 sq ft / 805.6 sq m

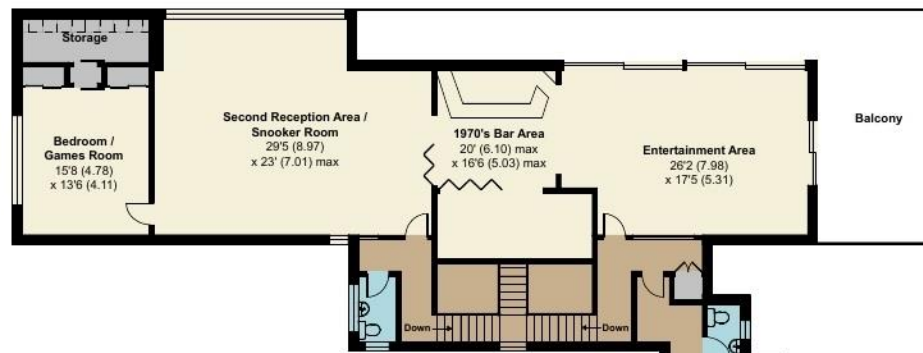
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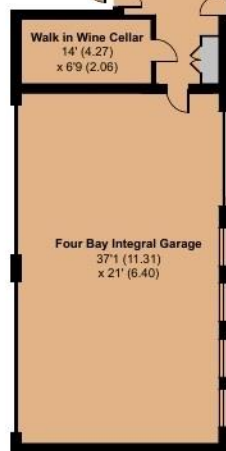
Denotes restricted head height



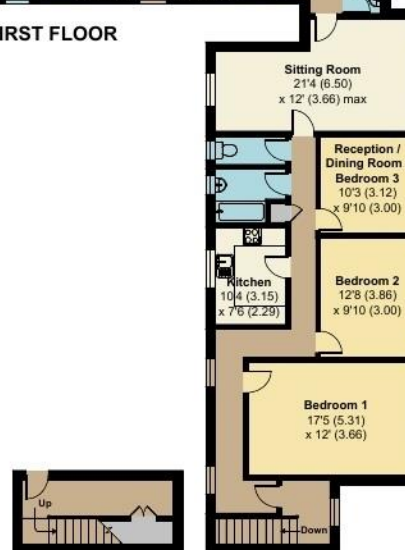
GROUND FLOOR



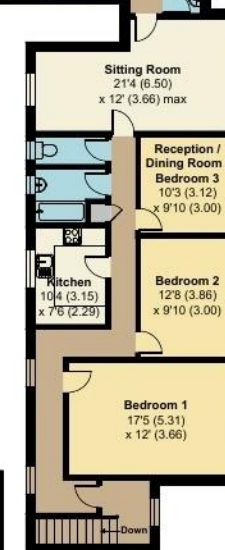
FIRST FLOOR



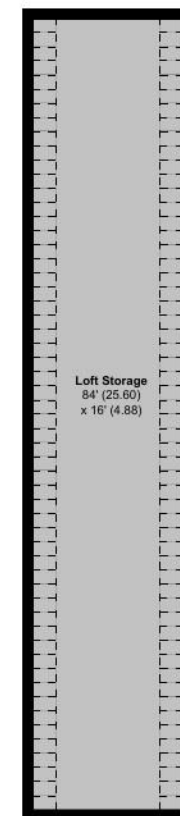
Floorplan - Main House  
Lot 1



ANNEXE  
GROUND FLOOR



ANNEXE  
FIRST FLOOR



Loft Storage  
84' (25.60)  
x 16' (4.88)

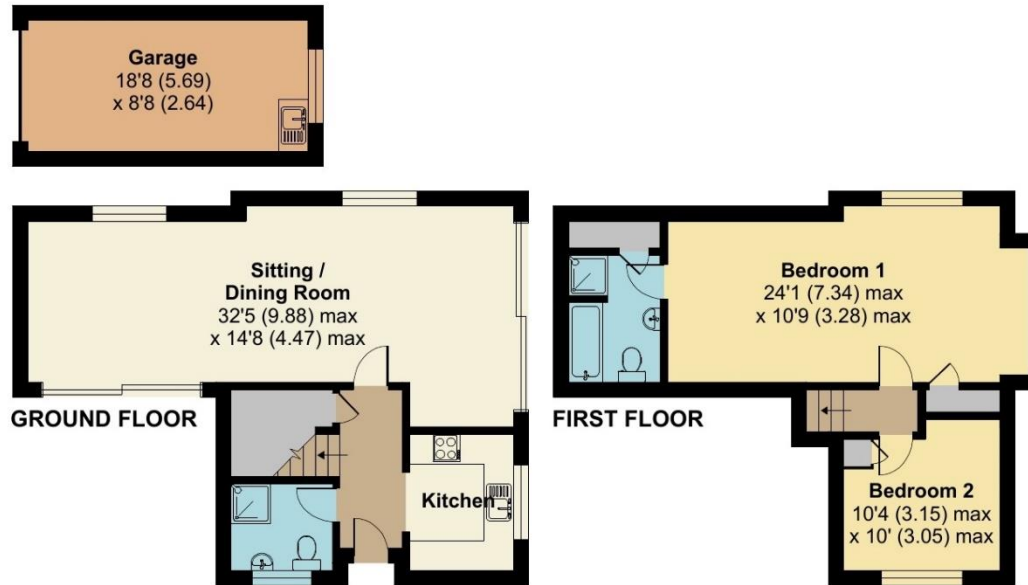
# West Chiltington Road, Storrington, Pulborough, RH20

Approximate Area = 1087 sq ft / 101 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fowlers Estate Agents. REF: 1214239

## Floorplan – Keepers Cottage Lot 1



*“We’ll make you  
feel at home...”*



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### Important Notice

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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