

# WOODSHILL HOUSE

West Chiltington, West Sussex





# THE MOST BEAUTIFUL GRADE II LISTED STONE FRONTED HUMBLE MANOR HOUSE

With a large modern kitchen leading into an open plan orangery. Also featuring a swimming pool and tennis court, with views south towards The Downs.

## Summary of accommodation

Entrance hall | Drawing room | Snug | Study | Dining room | Kitchen/breakfast room

Principal bedroom with en suite and dressing room | Five further bedrooms

**Annexe:** Kitchen/living room | Bedroom | Bathroom

Swimming pool | Tennis court | Two stables, foaling box/garage and tack room | Tractor shed

**In all about 2.85 acres**

**Distances:** Pulborough 4.1 miles (Mainline trains direct to London Victoria and London Bridge in 1 hour 20 mins)

Billingshurst 5 miles, Horsham 12.9 miles, Chichester 20 miles, Gatwick 28.5 miles, London 49 miles

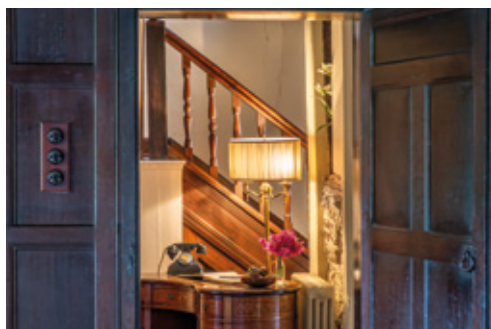
(All distances and times are approximate)





## SITUATION

Woodshill House is an elegant Grade II listed stone faced and Horsham stone roofed country house. Believed to date back as far as c1580 due to the gun-stock jowl, heavily weathered timbers to the northern end and the side purling roof. However, the roof structure, plastered ceiling and moulded features suggest a construction date of c1650-1675. Woodshill House is believed to have been constructed in four phases. The first phase comprises a two bay three storey range with a south-facing tile hung elevation. The axial girder to the ground floor is moulded and the ceiling height is higher than expected which suggest that the ceiling joists were originally plastered over. The second phase comprises a two bay three storey range set back under a staggered butt purlin and queen strut roof. This range is a square stone construction with ironstone galletting to the elevations.











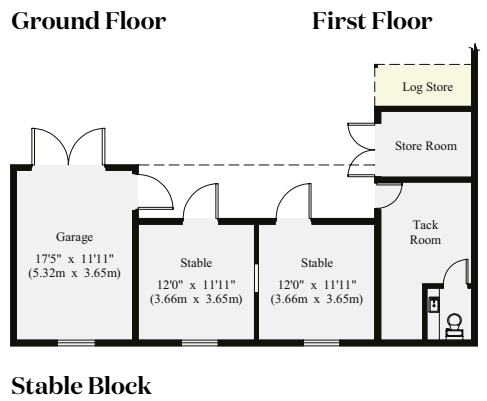
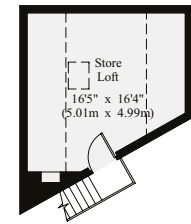
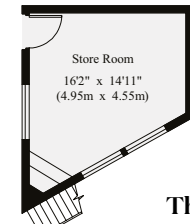
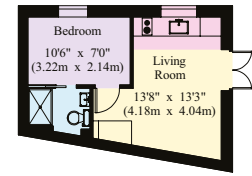
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
Woodshill House: 484.4 sq.m (5,214 sq.ft.) (Including Cellar)  
Tractor Store: 30.6. sq.m (329 sq.ft.)  
Stable Annexe: 24.6. sq.m (264 sq.ft.)  
The Bothy: 44.5. sq.m (478 sq.ft.)  
Stable Block: 69.4. sq.m (747 sq.ft.)  
Total: 653.5. sq.m (7,032 sq.ft.)

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

#### Stable Annexe







Phases 3 and 4 are aligned and comprises a two single bay stone faced ranges c1700 but due to the level of alterations in the ranges it is not possible to date the buildings, but they do appear to potentially date phase 1 and 2.

Information above is from a commission report by Wealden Buildings Study Group in 2018.

## THE GROUNDS

Situated just outside of Pulborough, with the villages of West Chiltington and Storrington very close by, Woodshill House lies on the top of a hill with views towards The South Downs. The gardens are an incredible mix of rose beds, specimen trees, vegetable garden, formal lawn and walled garden encasing the swimming pool area. The tennis court lies to the south, next to the paddock, whilst the kitchen garden attracts much sunlight as it is south-facing.









# PROPERTY INFORMATION

**Services:** Our client has informed us that the property benefits from mains water, oil fired central heating, and private drainage.

**Tenure:** Freehold

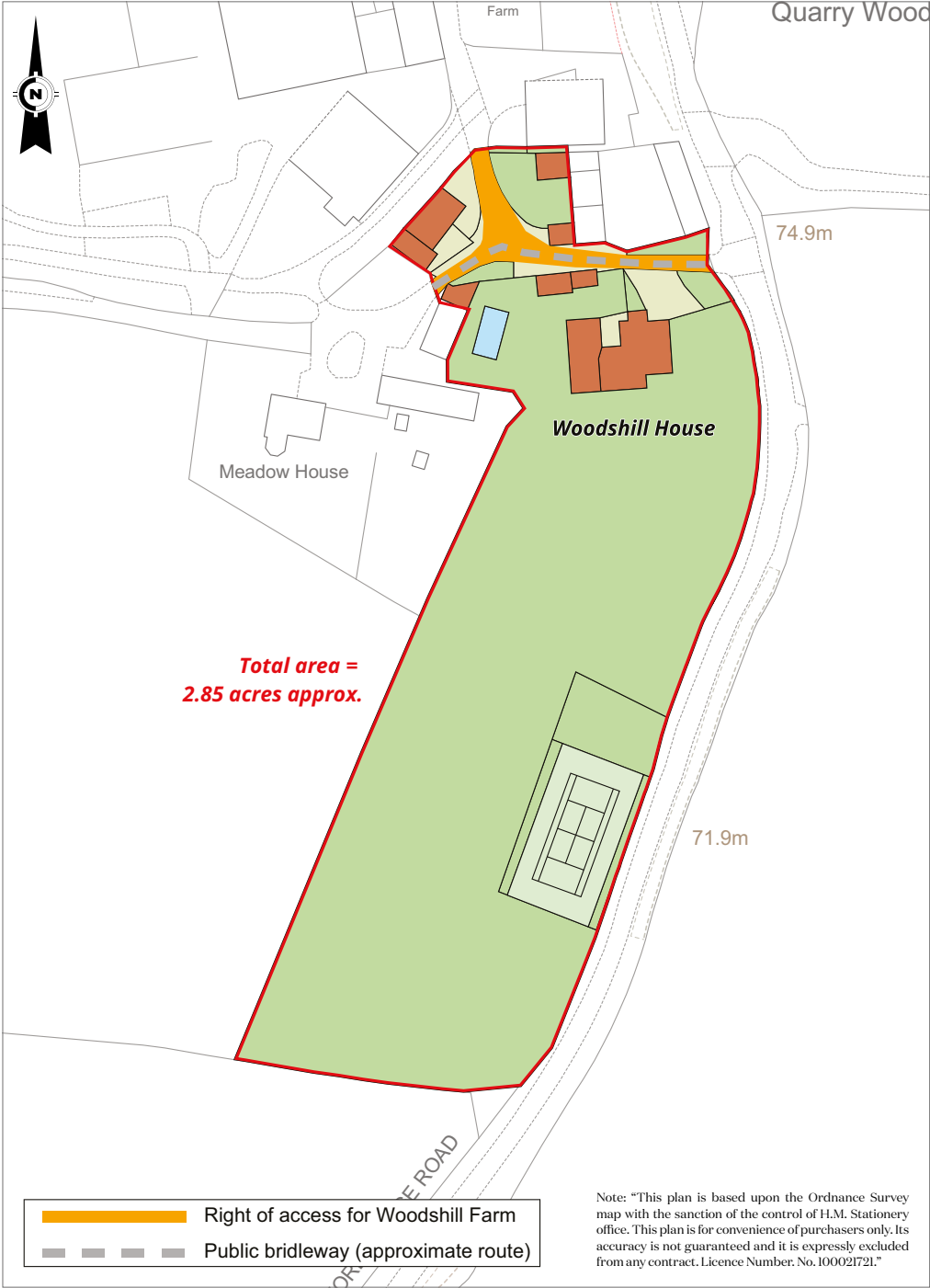
**Postcode:** RH20 2LD

**What3Words:** ///districts.scream.large  
(takes you to the start of the driveway)

**Local Authority:** Horsham District Council

**Council Tax:** H

**EPC:** E



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