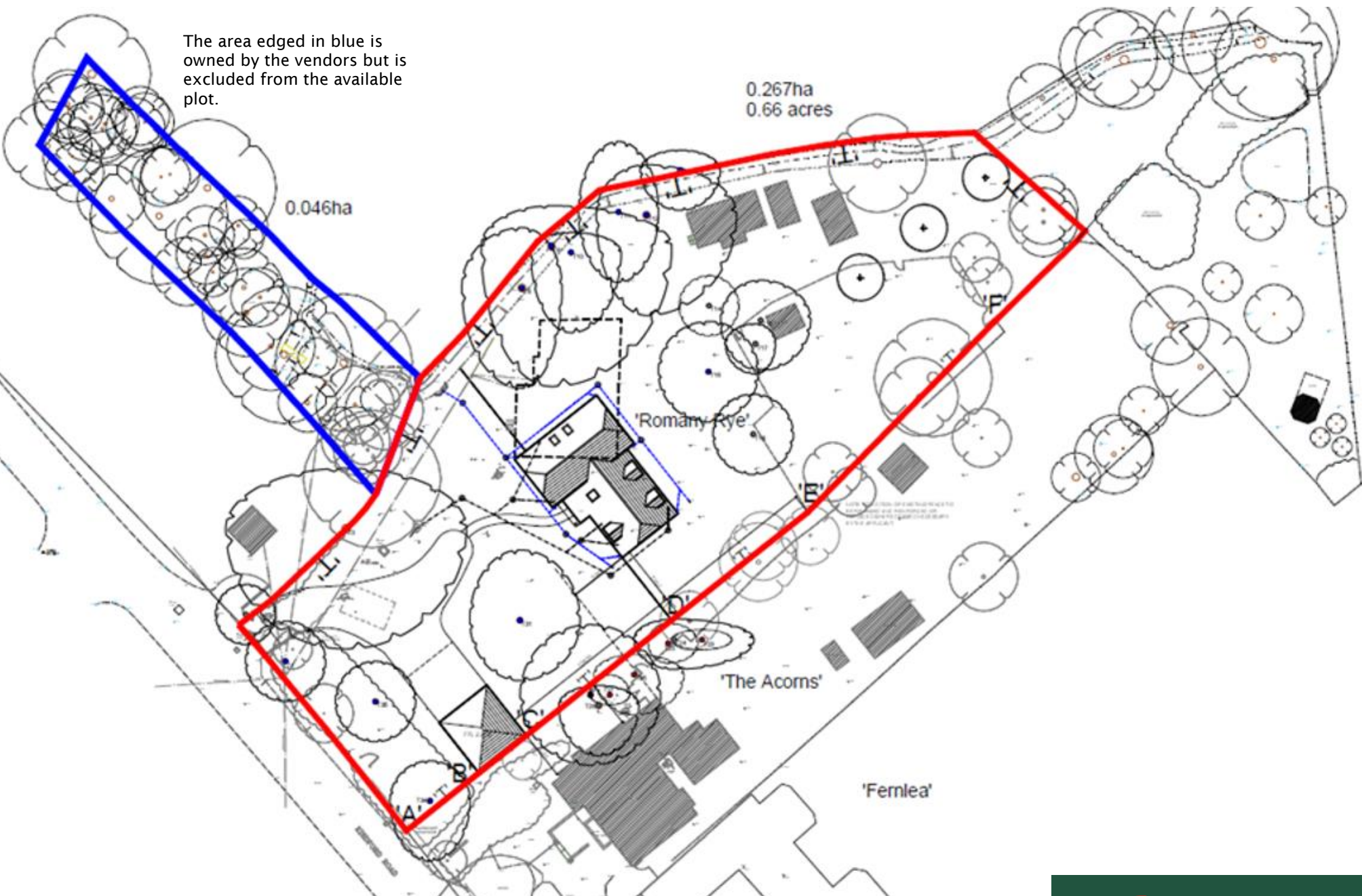


The area edged in blue is owned by the vendors but is excluded from the available plot.



Romany Rye, Kirdford Road
Wisborough Green | West Sussex | RH14 0DD

FOWLERS
ESTATE AGENTS



Romany Rye, Kirdford Road

Wisborough Green | West Sussex | RH14 0DD

PRICE : £575,000

Planning permission has been granted for the erection of a two-storey dwelling with driveway and detached double garage on this wonderful and individual plot on the outskirts of a desirable Sussex village renowned for its central cricket pitch and public houses/eateries. Nearby Billingshurst is very accessible with its thriving village centre, retail outlets and schools of all age groups, leisure centre and mainline railway station. Planning approval has been granted by Chichester District Council, LPA ref: WR/26/00755/FUL dated 16 July 2026 and presents an exciting opportunity to create a substantial family home in a desirable rural setting, with a design that responds thoughtfully to its surroundings. The plot extends to approximately 0.66 acres and is attractively bordered by established, mature trees, offering privacy and a strong sense of seclusion.

Located in the charming village of Wisborough Green, the proposed dwelling is designed to make the most of its setting and natural surroundings, with generous internal proportions and a layout that would suit a wide range of buyers. This is a rare opportunity to own a self-build/custom build home in a desirable and tranquil location, already with the benefit of full planning consent having been granted (Please note that the site is subject to a CIL Liability Notice being agreed with the Local Authority).

VIEWING STRICTLY BY APPOINTMENT ONLY.

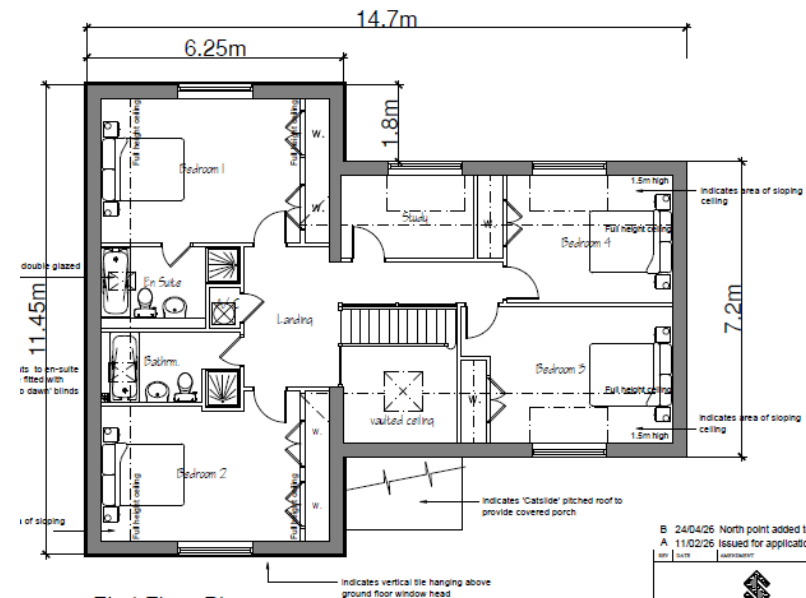
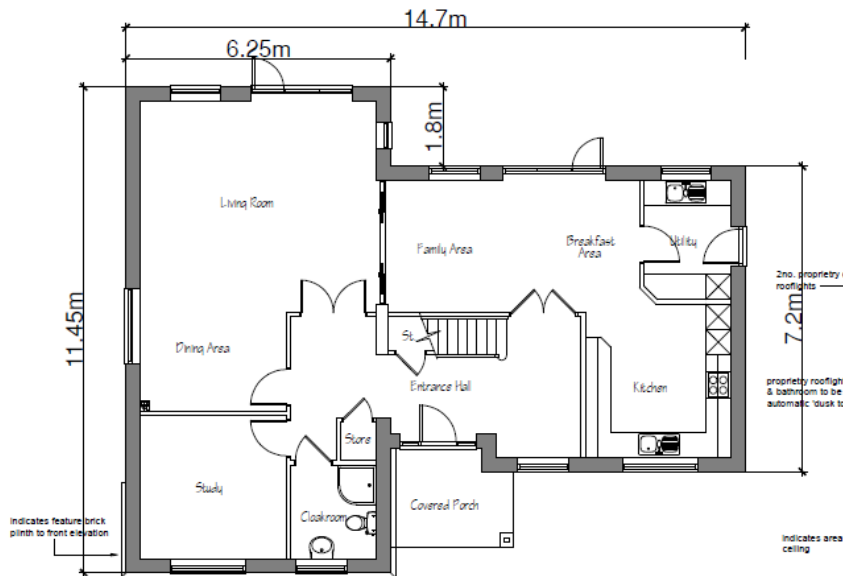
The properties design will provide substantial and individual accommodation comprising: -

Ground Floor

- **Reception Hall** providing an elegant first impression
- **Spacious Open-Plan Kitchen/Breakfast Area/Family Area** with access onto the garden, ideal for entertaining and family life
- **Separate Utility Room** offering practical space for laundry and muddy boots
- **Large Double-Aspect Living Room/Dining Area** with access to the garden
- **Generous Study / Home Office** positioned to the front — ideal for remote working
- **Cloakroom (WC)** conveniently located near the entrance

First Floor

- **Impressive Galleried Landing**
- **Principal Bedroom Suite (Bed 1)** with en-suite bathroom
- **Three Further Bedrooms**
- **First Floor Study**
- **Family Bathroom** with separate bath and shower



First Floor Plan

B 24/04/26 North point added to floor plan
A 11/02/26 Issued for application purposes

Shaw Design Services Ltd.
Dalqueth, Northlands Road, Holbrook
Horsham, West Sussex RH12 5PW
Tel: 01403 217081



74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

*"We'll make you
feel at home..."*

Managing Director:
Marcel Hoad



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.