

HILLSIDE WEST SUSSEX



CHURCHILL
COUNTRY & EQUESTRIAN

Hillside, Washington Road, Storrington, RH20 4AG

Set within approximately 17 acres, Hillside is an exceptional property with excellent equestrian facilities. The property is approached via secure electric gates, and a large driveway with a central turning circle and surrounded by picturesque paddocks and views to the South Downs.

- **Substantial 6-bedroom equestrian property**
- **Some 17 acres**
- **60m x 20m sand school**
- **4 stables with tack room and hay barn**
- **Leisure facilities including a gym and indoor swimming pool**
- **Large, versatile living spaces**
- **Attractive gardens**
- **Circular driveway with plenty of parking for multiple vehicles**
- **Storage Barn**
- **Stunning countryside views**
- **Semi-rural location outside of Washington**



The Property

Extending to over 4,700 sq. ft., the house provides highly versatile accommodation. The property benefits a striking 25-foot lounge and games room, flooded with natural light from expansive bay windows with views across the gardens. Complementing this space is a separate family room and a generous kitchen/breakfast room, ideal for more relaxed living. Leisure facilities include a dedicated gym and an impressive pool room, while a large utility room adds further practicality.

The accommodation offers up to 6 bedrooms. The ground floor includes three well-proportioned bedrooms, one benefitting from an ensuite, perfect for guests or multi-generational living. The first floor is centred around a principal suite, complete with dressing area, ensuite, and direct access to a balcony overlooking the grounds. Two further bedrooms and a family bathroom are also located on this level. A separate wing provides an additional bedroom, offering excellent flexibility as a guest suite or study.

Outbuildings

- 4 wooden stables with tack room and hay barn
- 725sq ft barn used a machinery store and workshop
- Further hay store
- Field shelters
- Garden Shed

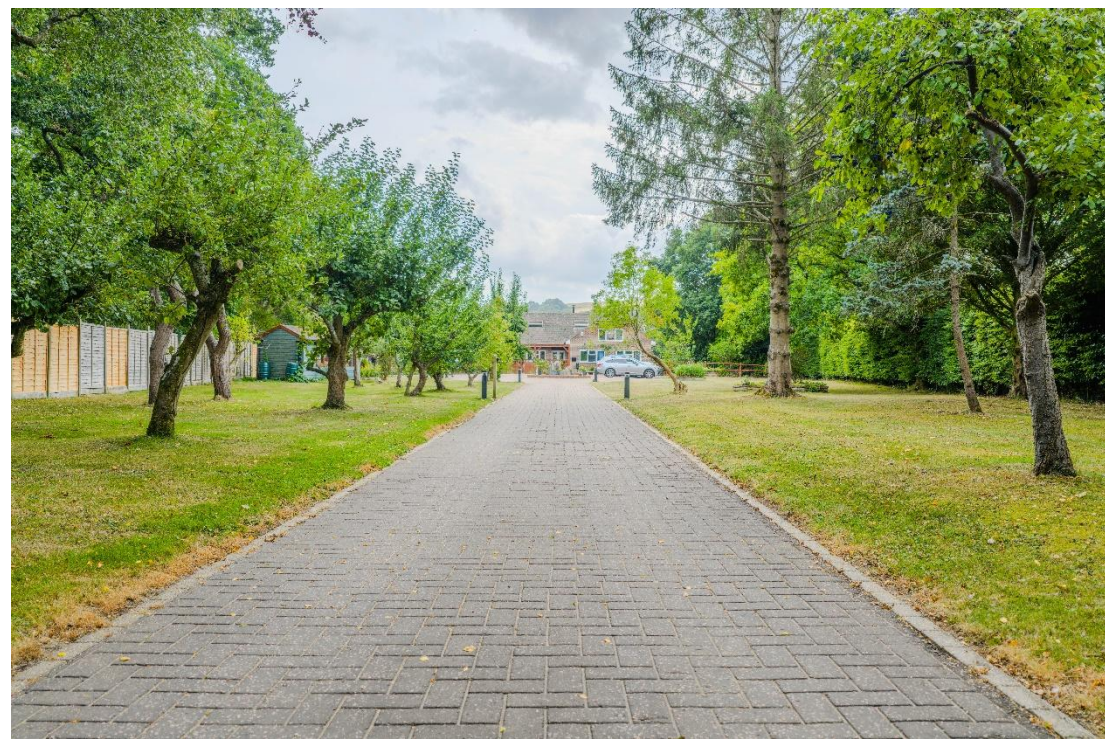
The equestrian facilities include a 60m x 20m sand school, 4 stables (with planning permission for additional units), secure tack and feed rooms, and a substantial hay barn. The land is arranged into well-maintained paddocks with field shelters. A large 725sq. ft. workshop, and a range of outbuildings provide further storage or potential for a variety of uses.

Location

Hillside enjoys a prime position on Washington Road, combining a rural setting with excellent accessibility. The nearby village of Storrington offers independent shops, cafés, and a Waitrose. The stunning South Downs National Park lies just moments away, providing extensive walking, cycling, and riding opportunities. The area is also well served by highly regarded schools, including Windlesham House School, Dorset House School, and Steyning Grammar School. Convenient transport links via the A24 connect to Horsham and London, while the south coast is within easy reach.

Further Information

Services: Mains water, electricity, gas heating and private drainage **Local authority:** Horsham District Council **Tax Band:** G **EPC:** Band D **Tenure:** Freehold **Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents **Land map:** For indicative purposes only, not to scale.





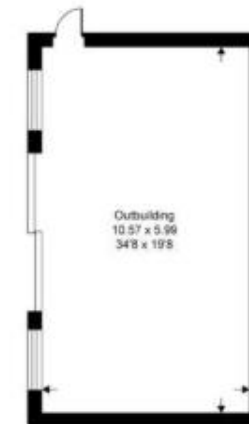
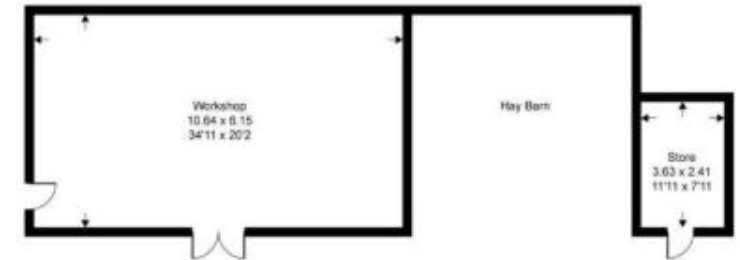
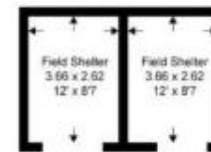
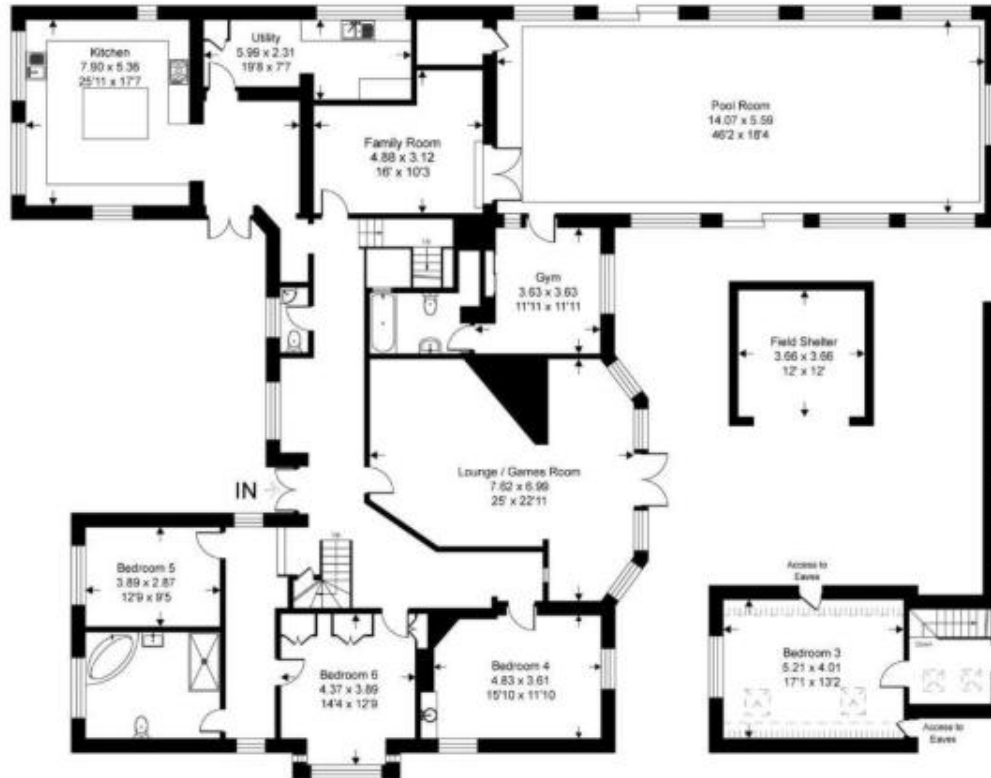
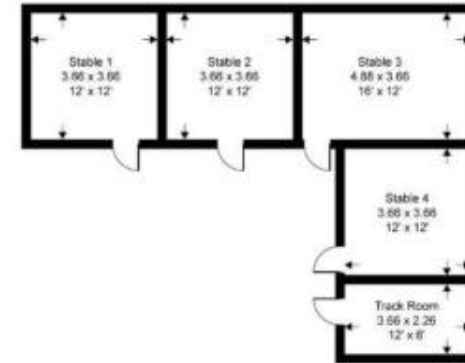
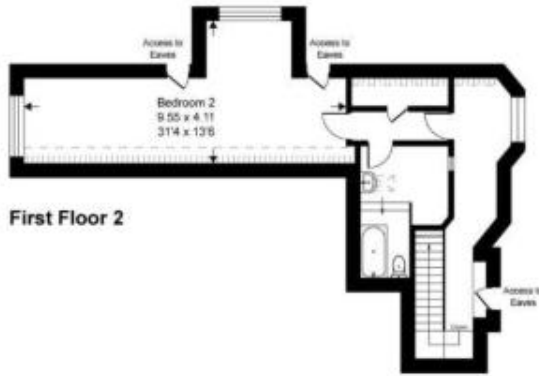
Storrington Road, RH20

Approximate Gross Internal Area = 443.6 sq m / 4775 sq ft (excludes hay barn)

Approximate Garage Internal Area = 228.4 sq m / 2459 sq ft

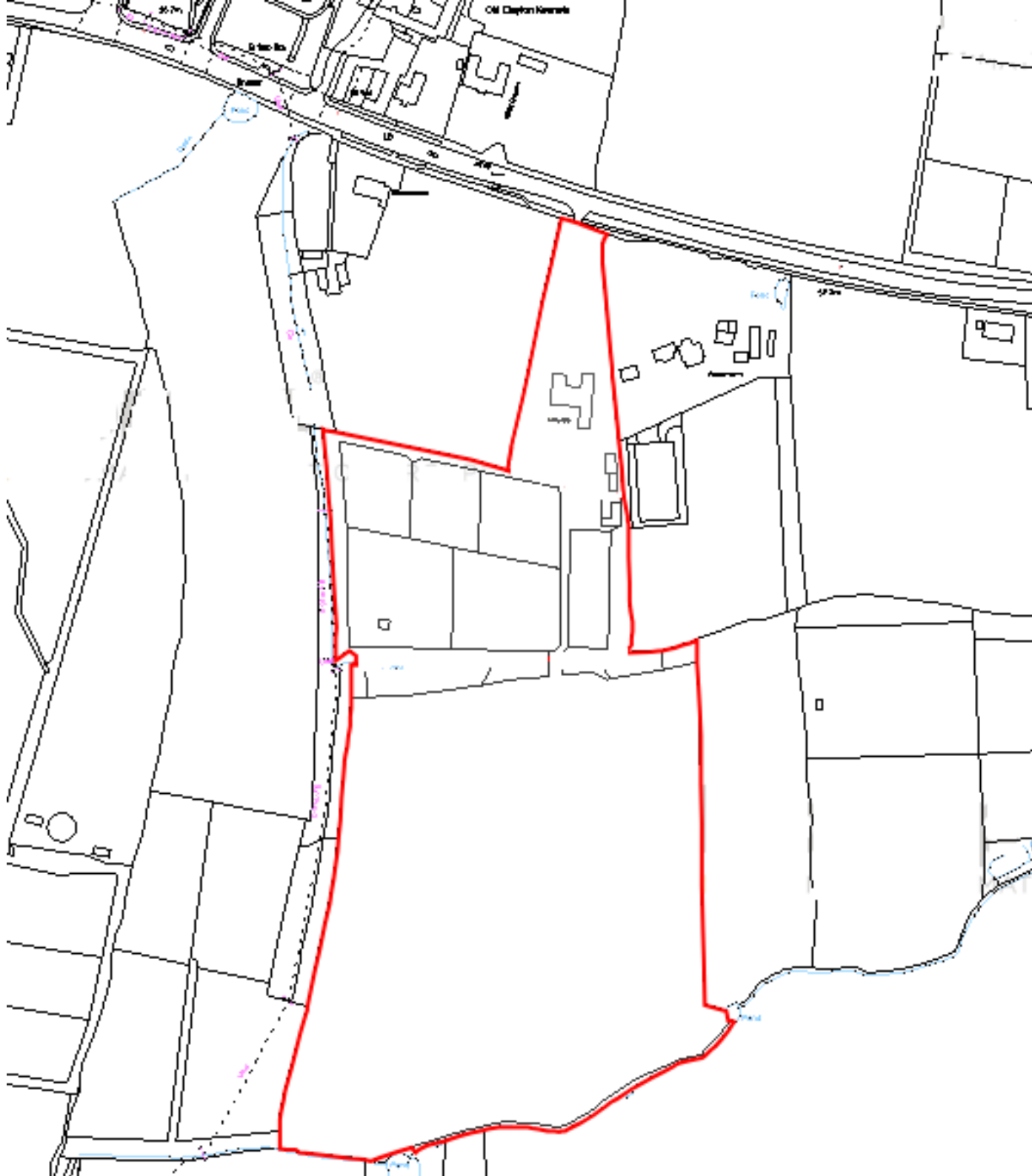
Approximate Total Internal Area = 672 sq m / 7234 sq ft

(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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