



Shirley House | Wiston, Nr. Steyning | West Sussex | BN44 3DD

H.J. BURT
Chartered Surveyors : Estate Agents



Shirley House | Steyning Road | Wiston, Nr. Steyning | West Sussex | BN44 3DD

Offers in Excess of £1,350,000 | Freehold



- Occupying an impressive South facing position in the South Downs National Park, in the heart of the Wiston Estate with panoramic views to the South Downs & Chanctonbury Ring.
- Handsome 5-bed extended 1930s country house of character extending overall to approaching 3,800sqft. Freehold. Council Tax 'G'. EPC 'E'.
- Reception hall, cloakroom, superb large family kitchen/dining room, living room, sitting room, study, rear hall/utility, integral garage.
- Principal bedroom suite, 4 further bedrooms & 2 bathrooms.
- Former stable block with potential for ancillary uses (subject to consents).
- South facing garden, tennis court & paddock. Private driveway. Overall c. 2.05 acres.
- Steyning 2.75 miles. Horsham 14 miles. Brighton 14.5 miles. Gatwick 29 miles.



Description

Currently forming part of the Wiston Estate, Shirley House is a handsome country house originally built in 1934 for the Goring family and subsequently extended and improved over the years to offer extensive accommodation of character extending overall to **approaching 3,800 sqft plus with adaptable old stables outbuilding** with further potential for ancillary uses subject to the necessary consents.

The house with its mellow brick elevations under a Horsham Stone roof sits at the centre of its impressive South facing plot extending overall to in excess of two acres and including the main garden with **brehtaking views** over neighbouring Estate countryside to Chanctonbury Ring. This **famous local landmark** was originally planted with beech trees by Charles Goring in 1760 around and just inside the ramparts of the prehistoric hill fort atop Chanctonbury Hill on the South Downs. The South Downs National Park offers **stunning walking, riding and mountain biking opportunities** whilst the historic old market town of Steyning is just 2.5 miles away.

The house offers flexible and practical family living spread over three floors entered by a welcoming **reception hall** with wood floor and exposed joinery and **cloakroom** and leading into the **stunning family kitchen/dining room (34' x 30'11")**, right at the **heart of the home and with wonderful outlook**.

There is a comprehensive range of fitted kitchen units, Aga and LPG hob, wooden floor and large roof lanterns to give a **tremendous feeling of light and space plus bifold windows and French doors to the garden**. To one side is a **useful utility room/rear hall** with door to the outside and door to the **large integral garage offering further conversion or adaptation potential** (subject to any consents).

The remainder of the ground floor includes an **atmospheric sitting room with fireplace, similarly, South facing, study** and the **triple aspect main living room** also with fireplace.

To the first floor there is a **generous principal bedroom suite with South facing main bedroom, dressing room** with cupboards and **ensuite bathroom** with separate shower. There are **two further South facing double bedrooms** and a **well-appointed bathroom** to this floor. To the top floor and also with great views, are **two further double bedrooms, an ensuite modern bathroom and separate cloakroom**.

To the outside, the property is approached via a **private entrance drive** leading to a **good size parking and turning area** and also connecting to the **integral garage**. Adjacent is the former three stable block providing **good storage/studio space** and **offering great further potential for ancillary uses** (subject to the usual consents).

The **delightful and mainly South-facing garden** is largely laid to lawn with terracing and occasional planting and framed by the stunning backdrop to Chanctonbury Ring. To the West side is a **hard tennis court** with mature planting to the outer edges and then a **grass paddock area** to the North and adjoining the drive. **The property as a whole extends to c. 2.05 acres (0.83 Ha)**.









Location

Shirley House is conveniently located within 2.75 miles of the historic old market town of Steyning which offers an extensive range of shops, trades and services centred around its traditional high street together with health and sports centres, library and numerous other community facilities as well as schools for all ages groups and churches of most denominations.

The surrounding area of the property is largely rural and is yet convenient for main routes. The A24 at Washington is within 2 miles and provides dual carriageway connections to Horsham (c. 11 miles) which offers an excellent range of shops and facilities as well as mainline station with services to London Victoria; the coast at Worthing is a similar distance to the South whilst Gatwick airport is c. 20 miles. Shoreham by sea, c. 7.5 miles South-East has a mainline station (with services along the South coast to Gatwick and London Victoria) a small airport and harbour. The cosmopolitan coastal city of Brighton with its excellent range of shops and recreational facilities is c. 6.5 miles to the East of Shoreham.

The property is conveniently placed for links to private schools in the area including Windlesham House School (c. 4.75 miles), Lancing College (c. 9.25m.), Hurstpierpoint College (c. 14.75m.), Farlington (c. 16.75m.) and Brighton College (c. 17.25m.).

Sporting & Recreation

Walking and riding along local footpaths and bridleways and on the Downs. Golf at Singing Hills, Albourne, Pyecombe, Mannings Heath, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester. Opera at Glyndebourne.

Information

Property Ref: HJB03191. Photos & particulars prepared: September 2025 (Ref RBA).

Services: Mains water, electricity. Oil-fired central heating, Modern private drainage.

Title: part of Freehold title nos. WSX305340 & WSX372649. Council Tax Band: 'G'.

Local Authority: Horsham District Council/South Downs National Park Authority.

Directions: start of entrance drive: [what3words:///smaller.palettes.chickens](https://www.what3words.com/what3words/smaller.palettes.chickens)

From the A283 outside Steyning, proceed West towards Wiston and the A24. Continue along this road through the s-bend and past the Water Lane & Chanctonbury Ring Road crossroad, the property will then be found on the next left hand turning as shown on the plan. **Alternatively**, from the Washington roundabout on the A24 take the A283 towards Steyning and the property will be found within 2 miles on the right-hand side.



Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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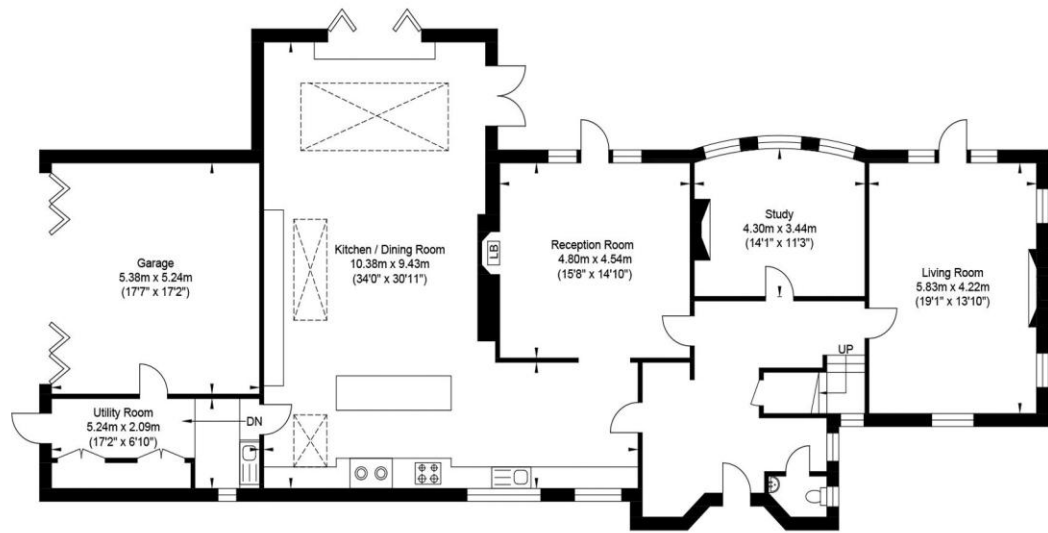
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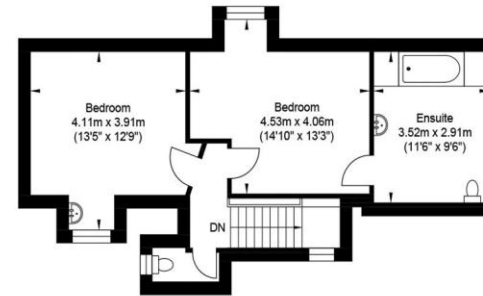


Steying Road

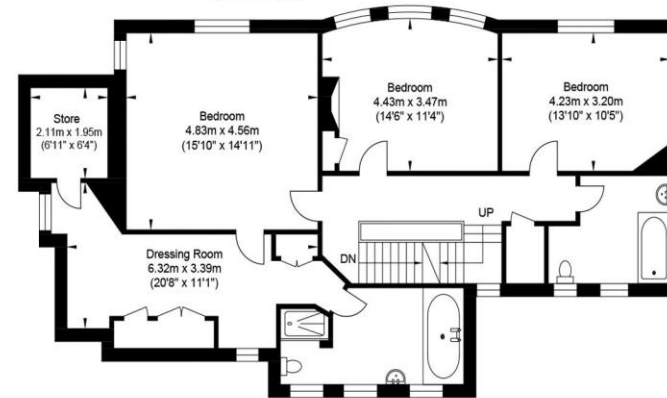
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
56-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



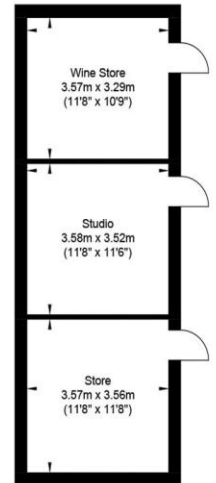
Ground Floor
Approximate Floor Area
2121.78 sq ft
(197.12 sq m)



Second Floor
Approximate Floor Area
503.96 sq ft
(46.82 sq m)



First Floor
Approximate Floor Area
1167.02 sq ft
(108.42 sq m)



Outbuilding
Approximate Floor Area
406.55 sq ft
(37.77 sq m)

Approximate Gross Internal (Excluding Outbuilding) Area = 352.36 sq m / 3792.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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