



Woods Hill House | West Chiltington, Nr. Pulborough | West Sussex | RH20 2LD

H.J. BURT
Chartered Surveyors : Estate Agents



- **An outstanding Grade II Listed house with exceptional modernised family accommodation of great history & character, with beautiful gardens, land & outbuildings.** Freehold. Council Tax 'H'. EPC 'E'
- Occupying a good accessible rural location with fine outlook over its garden & beyond over neighbouring countryside with distant views to the South Downs from parts.
- Reception hall, cloaks, drawing room, dining room, snug, exceptional family kitchen/orangery, study, rear hall, cloaks & utility room.
- Principal bedroom suite with bathroom & dressing room, two further bedrooms & bathroom to 1st fl. Fourth bedroom & bathroom to 2nd flr.
- Guest/potential ancillary two-bedroom accommodation to attached converted granary.
- Enchanting South facing gardens & grounds including heated pool & tennis court, paddock & kitchen garden, overall c. 2.88 acres (1.17Ha).
- Separate stable one-bedroom annexe, tractor store/garage & bothy. Modern stable block with feed store, tack room & garage.
- West Chiltington 1 mile, Pulborough 3.6 miles, Horsham 9 miles.

Description

Woods Hill House is an outstanding and extremely handsome Grade II Listed country house believed to be of 17th century or earlier origins. The house exudes historic charm and character with above average height ceilings to the principal rooms and numerous fine period features including exposed stone flagged wooden floors to parts, exposed timbers, fine inglenook fireplace to the dining room, part stone mullioned windows and with mellow external elevations of local stone with part tile hanging and under a mixture of Horsham stone and clay tile roofs. A particular feature of the property is the sympathetic orangery addition to the kitchen creating a **stunning entertaining and family space** with **bespoke fitted kitchen units and Aga** with **discrete study** area off. Accessed from the rear hall is a **second cloakroom** and a **generous utility room** within the converted attached granary and also with external access.

Approached by the entrance porch into the **reception hall with cloakroom** off is a **cosy study/snug with wood burning stove** overlooking the front of the property. The main



South facing reception rooms including the **panelled drawing room** with fireplace with pretty stone surround, high beamed ceiling and lovely outlook over the garden which is also mirrored in the **dining room with its standout inglenook fireplace** and stone flagged floor and high beamed ceiling. This room also has access to the garden and in turn links back to the kitchen creating an easy flowing living and entertaining space.

To the first floor, the **magnificent principal bedroom suite** includes a part vaulted roof, double aspect for morning light and lovely outlook down the garden and with **crisp modern white ensuite** with separate bath and shower, twin basins and linking through to a **dressing room** with good range of fitted cupboards and access back to the landing. There are **two further double bedrooms, bathroom** and separate w.c whilst to the second floor is an atmospheric **guest double bedroom with bathroom** across the landing. The **attached granary offers flexible ancillary or guest accommodation with two bedrooms and shower room to the first floor** and with separate external access via the rear hall.

Outside, the **wonderful gardens and grounds** stretch away to the South of the house with paved terrace and parterre box hedging and staged seasonable planting in between, standard roses and **colourful mixed herbaceous and shrub borders**. To the rear and side of the house is a smart **greenhouse** and further paved terracing with electric gated access to the outer drive. The **pretty part sunken pool area nestles to one corner** with an abundance of scented and colourful shrubs and specimen trees to the edges and a handy **bothy** store to one corner. Stretching South, the deep expanse of lawn merges with a **wildflower meadow to the paddock** with a **fine viewpoint to the South-West** stretching for miles over neighbouring countryside to the South Downs in the distance.









The **discreetly positioned tennis court** lies at the edge of the **free-draining lower greensand paddock** with **kitchen garden** and **poultry run area** to one end.

The additional outbuildings include a **smart modern stable block** located off the outer drive with parking to the front and side and enclosed yard area giving access to **two stables, feed store and tack room** with **side garage/store**. To the East of this is an attached **tractor store** and the **self-contained stable annexe** including **living/kitchen area, bedroom and shower room**.

The **property as a whole extends to approximately 2.88 acres** and with **direct bridleway access and extensive walking over neighbouring countryside**.

Location

Woods Hill House is situated in a peaceful rural location off Broadford Bridge Road, a minor country lane approximately 1 mile from the village of West Chiltington which offers local amenities including a 12th Century church, public house, village shop and butcher.

Billingshurst just over 4 miles distance offers more extensive facilities as well as a mainline railway station including services to London Victoria and Pulborough, with similar facilities, is also within convenient travelling distance at 3.6 miles. The large village of Storrington including Waitrose supermarket is approximately 3.7miles distance and with a good range of other shops and facilities.

The large old market town of Horsham with its extensive range of shops, recreational facilities, restaurants, businesses and schooling, is c. 9 miles. Gatwick airport is c. 28 miles.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at West Sussex Golf Club, Pulborough and at Horsham, Midhurst & Albourne. Equestrian events at Pulborough, Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester.

There is a good range of both state and independent schools accessible in the local area. There are extensive walking and riding opportunities in the nearby South Downs National Park.





Information

Property Ref: HJB03409.

Particulars prepared: May 2026, photos summer 2025.

Services: Mains services of water, electricity are connected. Oil fired central heating. Private modern drainage system.

Tenure: HM Land Registry title number WSX198197.

The outer drive to the property beyond the parking area and the high garden wall includes a public bridleway and a private right of way over for the neighbouring property Meadow House/Woods Hill Farm.

Local Authority: Horsham District Council.

Council Tax Band: 'H'.

Directions

what3words:///districts.screen.large

From the centre of West Chiltington village head North on Broadford Bridge Road and the property will be found on the left-hand side within approximately 1 mile. Alternatively, if heading from the North from the Adversane Road/B2133 head South at the staggered crossroads at Broadford Bridge along Broadford Bridge Road and continue along the lane until the road rises up the hill and Woods Hill House will be found on the right-hand side on the brow of the hill.

Viewing

An internal inspection is strictly by appointment via the joint sole selling agents, Strutt & Parker 01483 306565 guildford@struttandparker.com or

H.J. BURT Steyning

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The Stable Annexe





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Woodshill House, Broadford Bridge Road, West Chiltington, Pulborough

Main House internal area 5,214 sq ft (484 sq m) Including Cellar

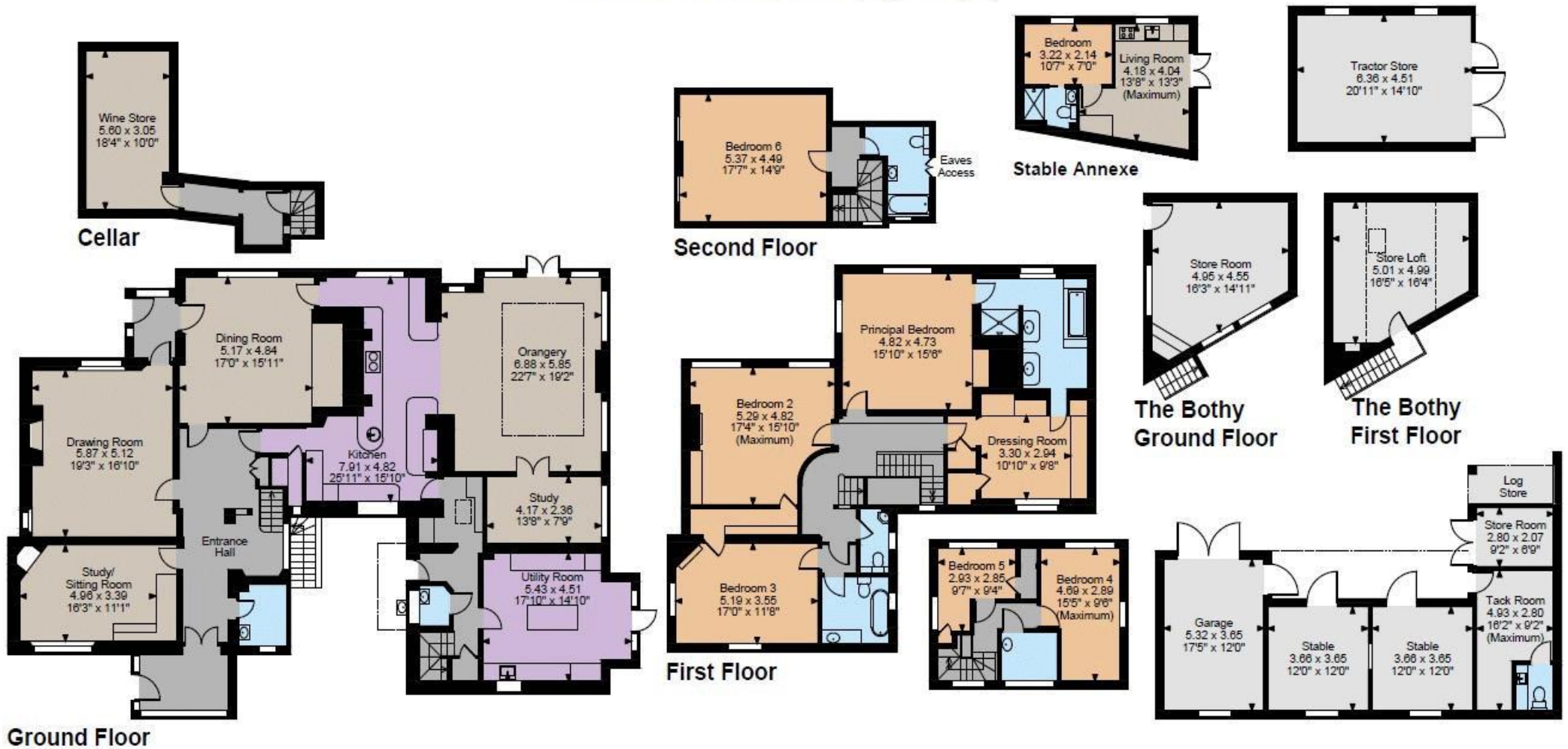
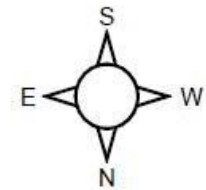
Tractor Store internal area 329 sq ft (31 sq m)

Stable Annexe internal area 264 sq ft (25 sq m)

The Bothy internal area 478 sq ft (45 sq m)

Stable Block internal area 747 sq ft (69 sq m)

Total internal area 7,032 sq ft (654 sq m)



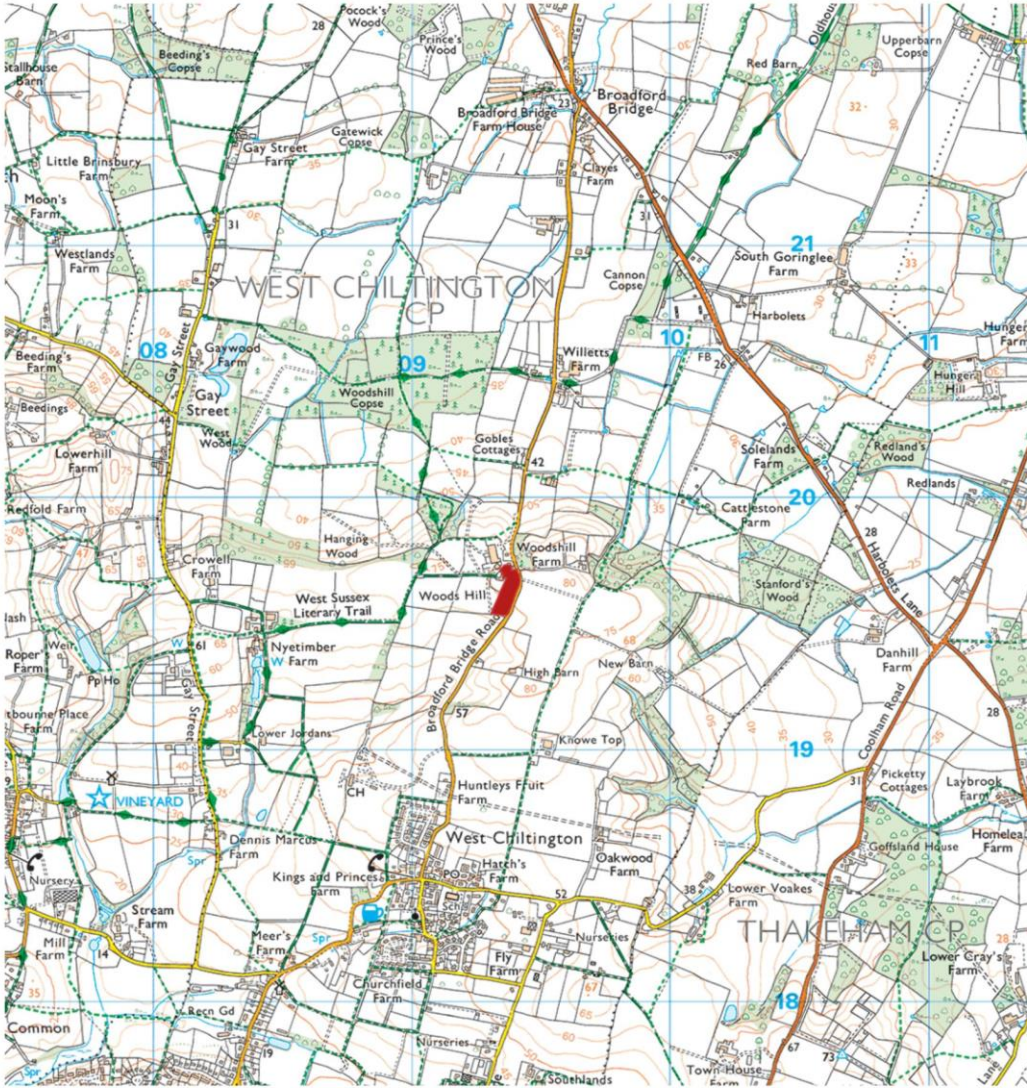
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Woods Hill House,
West Chiltington,
West Sussex



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H.J. BURT
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500 m
Scale 1:28000 (at A5)





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