



WHITE HOUSE BARN

Tillington, Petworth, West Sussex, GU28 0PG



BARN-STYLE LIVING IN A PICTURESQUE SETTING

White House Barn is an exceptional Grade II listed barn conversion with far-reaching views towards the South Downs and characterful features including exposed timbers and vaulted ceilings.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

White House Barn is located on the outskirts of the sought-after village of Tillington, enjoying a quintessential West Sussex setting. Nearby Midhurst and Petworth offer a range of shops, restaurants and amenities, while Chichester and Guildford provide more extensive facilities.

Transport links are excellent, with the A3 offering access to London and major airports, and mainline stations at Pulborough and Haslemere. The surrounding area is renowned for leisure pursuits, including polo at Cowdray Park, racing at Goodwood, sailing at Chichester Harbour and access to the South Downs National Park.





THE PROPERTY

The kitchen is well appointed and thoughtfully arranged, featuring a range of fitted wall and base units complemented by granite work surfaces and a Rangemaster cooker with double oven and gas hob.

Practicality has been carefully considered, with a useful boot room, cloakroom and utility room positioned to one end of the property, along with direct access into the car barn. Stairs from this area lead to a large, partially converted loft space, offering further potential.

Underfloor heating runs throughout the ground floor, enhancing comfort and efficiency. The property also benefits from approved Listed Building Consent for a number of enhancements, including the installation of replacement double glazed windows, internal alterations, conversion of the loft space and the construction of an office building within the paddock (applications SDNP/25/02221/CND and SDNP/25/02168/CND).







WHITE HOUSE BARN

At the heart of the home is a striking open plan reception and dining room, a light-filled space that blends historic charm with modern living. Double glazed doors open onto the terrace, capturing far-reaching views towards the South Downs.

A mezzanine level provides a versatile family room or study overlooking the living space below.

The property is approached via a five-bar gate leading to a gravel driveway with parking and a two-bay car barn. The south-facing walled garden is mainly laid to lawn with mature borders, while a raised terrace offers an ideal space for outdoor dining.

We understand that a small area of the paddock furthest from the property has previously been affected by Japanese Knotweed. The knotweed has been removed and is subject to a continuing professional management plan.







BEDROOMS

The bedroom accommodation on the ground floor comprises three well-proportioned double bedrooms, each offering comfortable and flexible space, and served by a well-appointed shower room.

Above, the first floor hosts a generous principal bedroom suite, featuring a dedicated dressing area and a spacious en suite bathroom, creating a private and well-designed retreat.



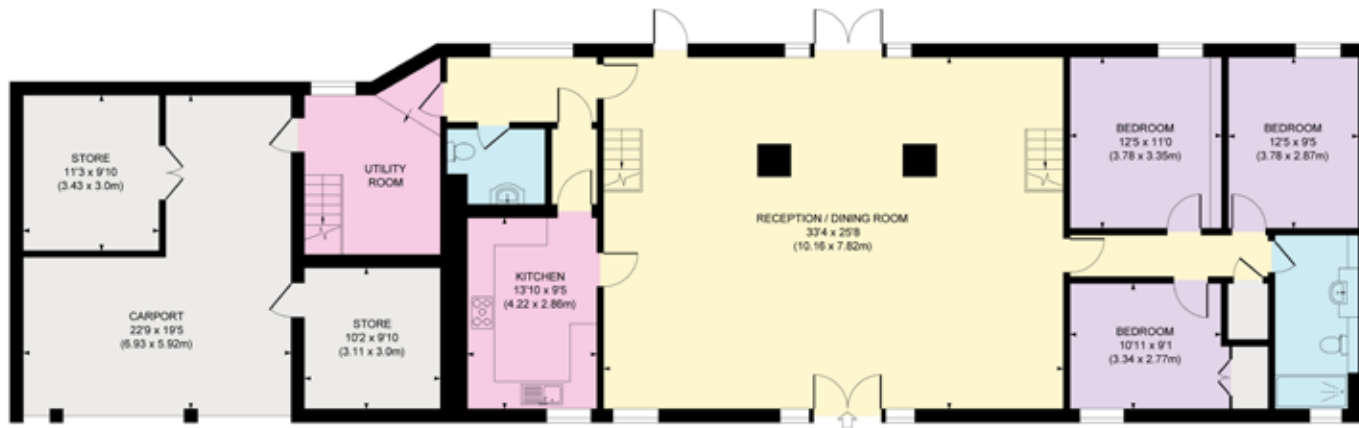


Approximate Gross Internal Area

Main House 3,239 sq. ft / 300.88 sq. m
Garage 320 sq. ft / 29.74 sq. m
Total 3,559 sq. ft / 330.62 sq. m
(Excluding Void / Including Eaves / Loft Room)



FIRST FLOOR / MEZZANINE



GROUND FLOOR

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



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