

Mill Lane, RH20

£1,300,000

ASTON VAUGHAN

Sales and Lettings

INTRODUCING

Mill Lane, RH20

7 Bedrooms | 6 Bathrooms | 1 Reception Room I 4732 Sq Ft | Vast garden with a swimming pool I Parking for several cars on the drive and in the garage

Perfectly positioned just nine miles from Worthing and the South Coast, at the foot of the South Downs National Park near Washington and the iconic Chanctonbury Ring, lies the picturesque village of Ashington—an award-winning location celebrated for its strong community spirit and quality of life. Peacefully set within a beautiful pocket of West Sussex countryside, this exceptional detached home offers the epitome of family living, combining a sense of rural retreat with excellent access to the city, excellent schools and commuter links.

Internally, expansive and light-filled rooms are framed by generous glazing, drawing in leafy, verdant views at every turn. Streamlined and contemporary in design, the reception spaces are ideally suited to entertaining, while the generous number of bedrooms easily accommodates large families and visiting guests alike. The house provides in excess of 4,700 square feet of beautifully arranged living space and sits within an impressive 2.3-acre plot, enjoying open views across protected farmland and offering exciting potential for further development, subject to the necessary consents.

Designed as a house of two distinct yet seamlessly connected parts, the property benefits from two separate front entrances: one serving a self-contained two-bedroom annexe, and the other leading to the main house, which accommodates a further five bedrooms. This thoughtfully considered arrangement offers exceptional flexibility, making it ideal for multi-generational living.

The annexe is perfectly suited to an older relative seeking independence while remaining close to family, or for older teenagers and young adults who value their own space while studying or saving for their first home. Equally, it lends itself to guest accommodation or home-working use, allowing the house to adapt effortlessly to changing needs over time.






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Streamlined and light-filled, yet grounded by a warm country-kitchen aesthetic, the heart of the home is framed by full-height glazing on two sides, effortlessly drawing the outside in. With direct access to the sun terrace, swimming pool and gardens, this space becomes a natural hub for summer entertaining, where parties and soirées flow seamlessly outdoors for dining and drinks beneath open skies.

The kitchen is designed for both ease and enjoyment, with a statement range in the hearth, generous storage throughout, and clearly defined areas for informal meals and more formal dining. Additional appliances are neatly integrated, with space also available for freestanding pieces if desired. A large utility room sits beyond, offering further storage and practical space for two appliances, ensuring the working areas of the house are as considered as the social spaces.

Reflecting the growing appeal of wellness-focused living, the house benefits from its own private spa retreat, complete with an indoor sauna—perfect for muscle recovery after long countryside walks, runs or days spent exploring the South Downs. Beautifully wood-clad and Scandinavian in inspiration, the sauna comfortably seats four to six people, with a powerful jet shower located just outside, providing a refreshing cool-down.

Set a few steps below and discreetly positioned away from the main living areas, a ground-floor bedroom suite offers a peaceful sanctuary for guests or those seeking quiet separation from family life. The generous double bedroom features a full-height window overlooking a bird bath that comes alive in the spring months. Built-in wardrobes provide ample storage for clothing and footwear, while the spacious en suite is finished in elegant marble tiling and includes a wide, walk-in shower.

Rising via the open-tread staircase to the first floor, you arrive at four further streamlined and generously proportioned bedrooms, each thoughtfully designed with ample built-in storage. Three of the four benefit from their own en suite bathrooms, ensuring comfort and privacy for family members and guests alike. The largest of these rooms, serving as the principal bedroom on this floor, enjoys a particularly privileged position, opening onto a private balcony with far-reaching views across the swimming pool and the open Downland landscape beyond. These open-sky vistas are a delight to wake up to, and in the summer months, with the doors thrown open, the gentle soundtrack of skylarks and songbirds drifts in, creating a serene and uplifting start to the day.





Set within approximately two acres of beautifully established grounds, this exceptional garden unfolds to a private countryside haven, with far reaching views across the West Sussex landscape and beyond. Expansive lawns, mature trees and carefully framed borders create both scale and seclusion from neighbouring homes, while the elegant outdoor terrace and swimming pool form a striking focal point for summer entertaining relaxation and long, sun-filled afternoons. Over a sweet wooden bridge across a stream, the grounds offer a rare sense of openness and tranquillity, yet they feel thoughtfully landscaped and balanced. There is further potential to enhance or reimagine the space (there was once a 9-hole golf course here), subject to the necessary consents, making this an outstanding setting that perfectly complements the house and its privileged rural outlook.

As part of the most recent renovations, the two-bedroom annexe forming the northerly wing of the house has been thoughtfully designed to feel like a substantial home in its own right. The ground floor is arranged around a generous open-plan living space, where glazed doors open seamlessly onto a private garden oasis, creating an effortless connection between indoors and out.

There is ample room for relaxed seating, formal dining and entertaining, alongside a beautifully appointed fitted kitchen complete with a central stone-topped island. A full complement of appliances—both integrated and freestanding—ensures the space is ready to be enjoyed immediately by family members or guests. Spanning the depth of the annexe, the principal double bedroom is complemented by a sleek en suite bathroom with storage and a ceiling mounted rainfall wet room shower. A short flight of stairs leads to a second charming double bedroom, featuring skylights that invite stargazing at night and its own en suite WC, completing this versatile and self-contained living arrangement.






Virtually Staged


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Vendor's thoughts:

'It was the unique layout, openness and light which attracted us to this house initially. The grounds are also beautiful, yet you are also just 5 minutes from the A24 by car, so the rest of the county and London are easily accessible, giving you the best of both worlds. We love being able to step out onto the South Downs for dog walks, but equally, you feel like you're in the middle of the countryside just sitting in the garden. There is a lovely sense of community here with the local pub in walking distance – and plenty of farm shops for local produce which we will certainly miss.'

Closest Schools:

Primary: Ashington CofE Primary School, Thakeham Primary School

Secondary: Steyning Grammar School, Worthing High School, Davisons School for Girls

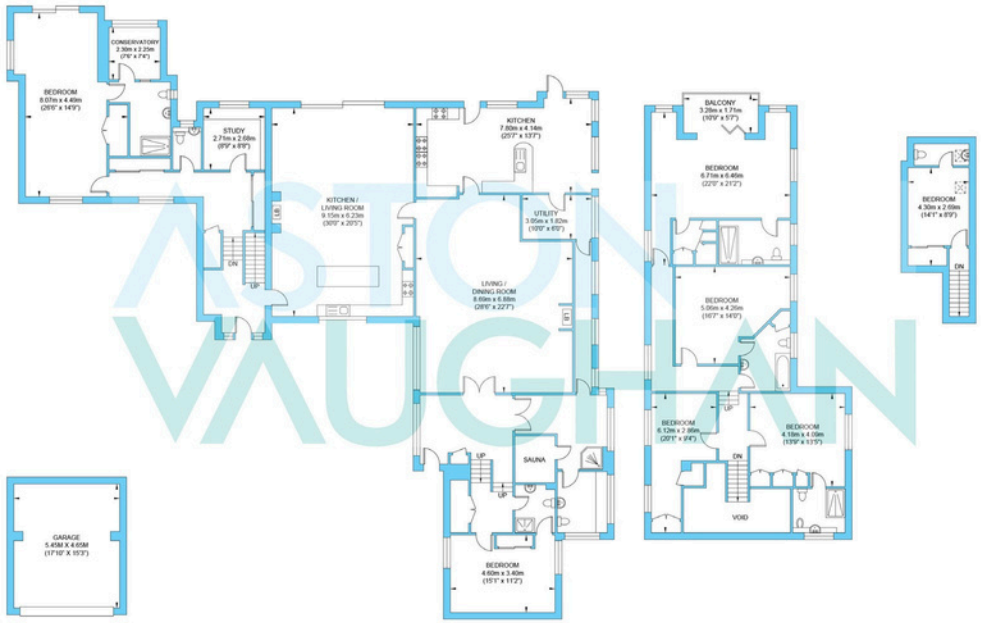
Private: Windlesham House School, Lancing College

Good to Know:

This is an exceptional home in a popular village location which is well served for shops, parks and schools. The locality is abundant with country walks – in particular, the South Downs Way which takes in the Chanctonbury Ring, Cissbury Ring and Amberley. You can drive into the cultural centres of Worthing or Brighton & Hove, or Chichester and Horsham for shopping, theatres and more, while the London commute is a breeze with the A24 on your doorstep.

Ramblers, dog walkers, cyclists and those with a love for the outdoors will adore this location, as will golf enthusiasts who have West Sussex Golf Club, Mannings Heath Golf Club and Worthing Golf Club to choose from. For wine lovers, Wiston Estate is just five minutes away where you can enjoy fine dining at Chalk Restaurant, also Kinsbrook and Nutbourne Vineyards offering shops and tours. Knepp Farm can take an entire weekend to explore, viewing the plentiful re-wilded wildlife there – or maybe you just want to pop by to visit their farm shop or take in a yoga class.... bliss!

Mill Lane



Lower Ground Floor Garage
Approximate Floor Area
272.75 sq ft
(25.34 sq m)

Ground Floor
Approximate Floor Area
3230.79 sq ft
(300.15 sq m)

First Floor
Approximate Floor Area
1329.12 sq ft
(123.48 sq m)

First Floor
Approximate Floor Area
172.76 sq ft
(16.05 sq m)

Approximate Gross Internal Area (Excluding Garage) = 439.68 sq m / 4732.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.