



**Regency Lettings &
Property Management**



New House Farm, Shillinglee Road, Shillinglee, Chiddingfold, GU8 4SZ

4 bedrooms, 2 bathrooms, 3 receptions

£5,500 pcm

New House Farm is a former Victorian farmhouse, beautifully renovated and set within approximately one acre in the charming rural hamlet of Shillinglee, nestled between Chiddingfold and Petworth on the Surrey/West Sussex border. Enjoying a wonderful setting surrounded by farmland, the property offers a blend of character, comfort, and contemporary country living.

Ground Floor

At the heart of the home lies an open-plan kitchen and dining room, designed for both everyday living and entertaining. This generous space features an inglenook fireplace with wood-burning stove, shaker-style cabinetry, oak worktops, a central island, and integrated appliances including a fridge freezer and dishwasher. A practical utility/boot room with washing machine and tumble dryer sits just off the kitchen, together with a downstairs cloakroom.

Leading from the dining area is a beautifully light 24-foot dual-aspect sitting room, complete with a further wood-burning stove, bifold doors opening onto the deck, and glorious views from both aspects. To the rear of the house is a charming dual-aspect snug, complemented by a generous hallway and staircase rising to the first floor.







First Floor

The first floor provides well-balanced accommodation, including a superb principal bedroom suite enjoying far-reaching views, a dressing room, and a generous en suite shower room with a large walk-in shower. There are also two excellent double bedrooms overlooking the surrounding countryside, a further single bedroom, a family bathroom, and a substantial airing cupboard.

The property has undergone an extensive refurbishment programme, including energy saving features such as wall and roof insulation together with high-performance double glazing, resulting in an impressive EPC rating of C.

Beautiful oak flooring extends throughout the ground floor and bathrooms, while the snug and first floor are finished with newly fitted carpets.

Adjacent to the farmhouse is a substantial, secure, newly clad 45-foot barn, offering exceptional flexibility for storage, vehicle housing, or leisure use.







Outside

The grounds are currently being landscaped and will include a seating area off the sitting room, hedging along the rear boundary, and newly seeded and restored lawns, creating an attractive outdoor setting to complement the house.

Main house: 2,080 sq ft Barn: 1,349 sq ft

Local authority: Chichester Borough Council Council tax band: G

EPC rating: C

Drainage: Klargestar septic treatment system

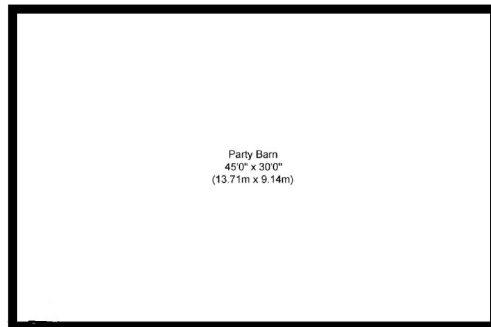
Heating: oil-fired central heating

Utilities: mains water and electricity

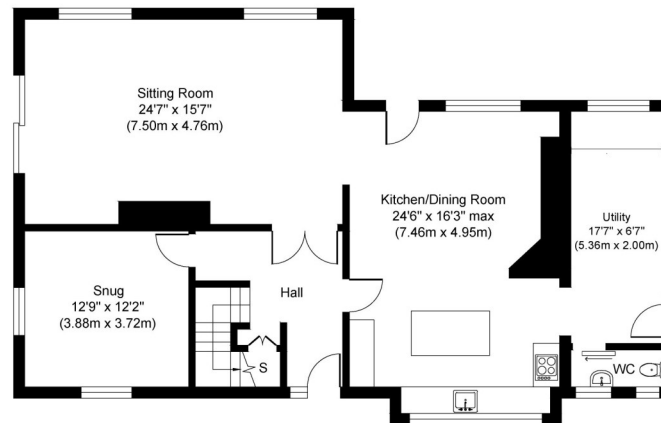
Intruder alarm installed and ready for a tenant to connect to a provider if required

Pets considered

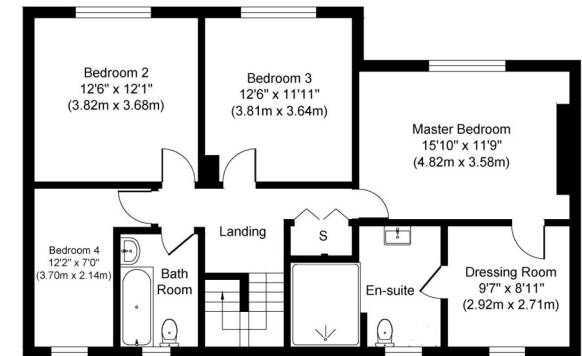




Outbuilding
Approximate Floor Area
1349 sq. ft
(125.30 sq. m)



Ground Floor
Approximate Floor Area
1169 sq. ft
(108.56 sq. m)



First Floor
Approximate Floor Area
911 sq. ft
(84.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Chiddingfold Village has a good range of shops with two general stores, a post office, traditional butchers, chemists, hair dressers and a coffee shop. The village also has three gastro pubs, three churches and a large doctors surgery. There is a good sense of community with a very busy village hall which also is the venue for a twice monthly cinema.

Situated within an area of outstanding natural beauty, with many walks and horse riding tracks and facilities.

Within 10 minutes of Haslemere and Godalming market towns by car, within easy access to the A3 and 1 mile to Witley train station.

The village has an outstanding village nursery and a popular primary school, there are also many outstanding public schools and private nurseries within the surrounding area.

