



Church Road, Worth

Guide Price £1,850,000



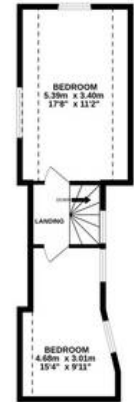
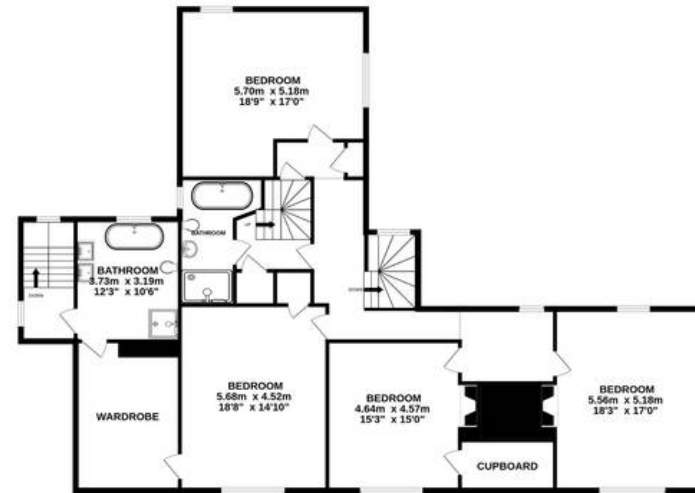
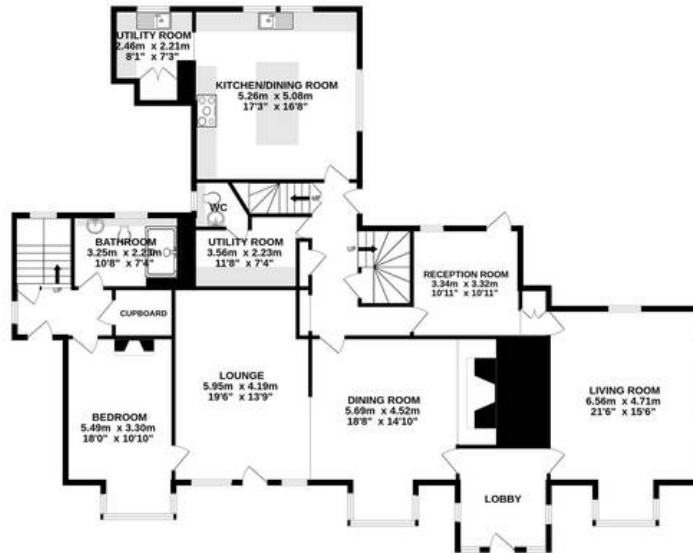
**MANSELL
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BASEMENT
24.1 sq.m. (260 sq.ft.) approx.

GROUND FLOOR
190.5 sq.m. (2060 sq.ft.) approx.

1ST FLOOR
173.8 sq.m. (1870 sq.ft.) approx.

2ND FLOOR
34.8 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 423.2 sq.m. (4555 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Street House, Worth is a substantial and beautifully restored Grade II listed seven bedroom country residence, combining centuries of architectural character with an extensive programme of contemporary renovation.

Occupying a prominent yet private position within the Worth Conservation Area, adjacent to the Saxon Church, St Nicholas. Set within approximately 1.2 acres of grounds surrounding the property, Street House offers over 4,000 sq ft of remarkably versatile accommodation arranged over several levels. Believed to date from the late 16th century or earlier, Street House was originally constructed as a high-status 4-unit house, which included a hall, service rooms and three-bed chambers. Over the centuries the property has evolved into an impressive luxury home, retaining a unique sense of history and individuality. The property has recently undergone an extensive programme of renovation, carefully updating the accommodation whilst retaining the character and proportions of the original building. The result is a uniquely impressive home, offering generous reception rooms, extensive bedroom accommodation, multiple bathrooms and a wealth of additional space that can be adapted to suit a wide variety of requirements.

The Property

Street House is approached through its own grounds and immediately gives a sense of scale, privacy and permanence. The accommodation extends to approximately 423.2 sq m (4,555 sq ft) and is arranged over multiple floors, providing an unusually flexible layout suitable for both family life and entertaining. The principal living accommodation provides a series of well-proportioned reception spaces, offering considerable flexibility in their use.





The Property

There is ample room for formal entertaining, more relaxed everyday living and quieter areas for reading or working, whilst the overall scale of the property allows different generations or members of a large household to enjoy their own space. The ground floor comes equipped with four reception rooms, one of which showcasing a wonderful inglenook fireplace, a ground floor bedroom and bathroom and a cellar. The kitchen is truly a wonderful inviting space with a large centre island and high end cabinetry with stone worktops and a utility room and pantry. The arrangement also provides excellent scope for dining, entertaining and informal gatherings, with the character of the original building providing a distinctive backdrop. The bedroom accommodation is particularly impressive. Across the upper floors, the property provides six further bedrooms together with extensive bathroom provision, creating considerable flexibility for family and guests. Depending upon the requirements of the incoming owner, the accommodation lends itself to the creation of a number of private bedroom suites, guest accommodation, dressing areas or dedicated offices as well as the potential to create a self-contained annex area or B 'n' B potential. The master suite is particularly impressive with a large dressing room, leading to an en-suite and a second staircase to the ground floor.

Outside

The grounds wrap around the property and extend to approximately 1.2 acres, providing an unusually generous amount of private outdoor space for a property that is so conveniently positioned for access Crawley and Gatwick and London.



Outside

The gardens provide an excellent complement to the scale of the house, with plenty of space for lawns, terraces, planting and outdoor entertaining. There is considerable scope for the new owner to develop the gardens according to their own requirements, whether that be creating formal areas around the house, entertaining spaces, children's recreation areas or a more informal country garden. The amount of land also gives Street House a genuine country-house feel, providing privacy and breathing space while remaining within easy reach of the area's principal amenities and transport connections. A particularly notable feature is the quadruple garage. This provides an exceptional level of garaging and storage, whether required for several vehicles, classic or collector cars, workshop use, equipment or general household storage. Together with the extensive private parking, this is a particularly practical feature of the property.

Schools & Education

The area is particularly well served by an excellent selection of both independent and state schools. Worth School and Copthorne Prep School are within easy reach, while Cottesmore School, Handcross Park School and Ardingly College are also conveniently accessible. Closer to the property, local schooling includes Oriel High School and Hazelwick School, together with a number of well-regarded primary schools. The combination of highly regarded independent schools and excellent local educational provision makes this an particularly attractive location for families.

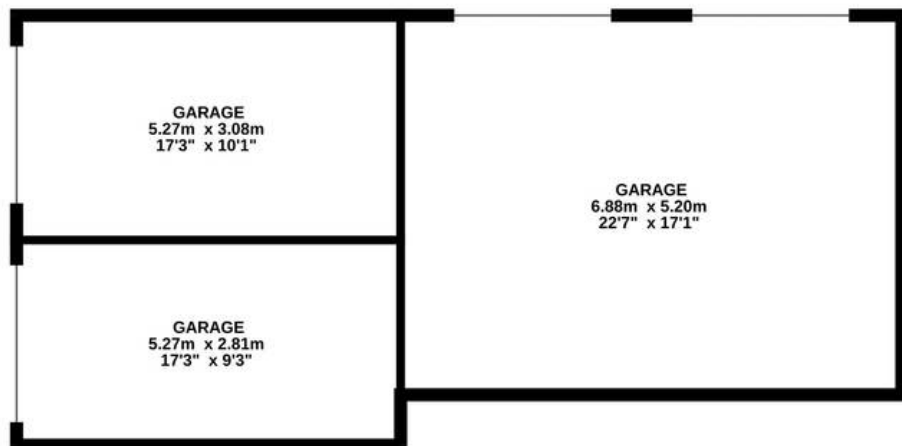
- Council Tax Band G | EPC Rating E



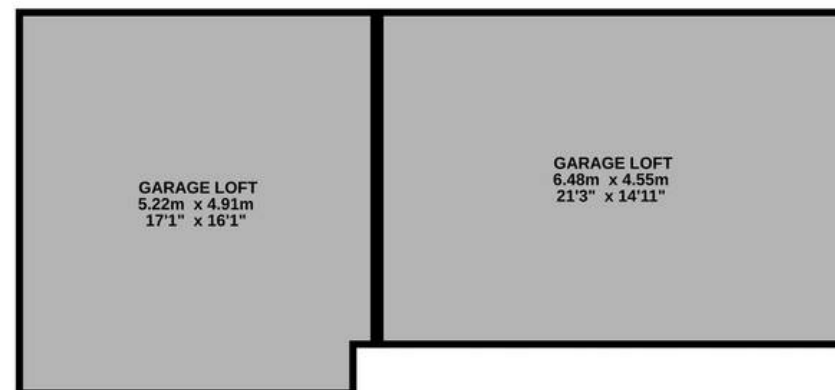




GROUND FLOOR
66.8 sq.m. (719 sq.ft.) approx.



1ST FLOOR
0.0 sq.m. (0 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 sq.ft.) approx.

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