



Wildcroft, The Hollow, West Chiltington, West Sussex RH20 2QA





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Guide Price £1,600,000 Freehold



- 2.4 ACRES OF ESTABLISHED GARDENS
- INCREDIBLY VERSATILE LAYOUT
- A HAVEN FOR WILDLIFE
- NEARBY TO SCHOOLS AND AMENITIES INCLUDING VILLAGE PUB, POST OFFICE AND CHURCH
- ATTACHED TWO BEDROOM ANNEXE WITH PRIVATE TERRACE
- DETACHED DOUBLE GARAGE
- VERY PRIVATE AND TRANQUIL SETTING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

ACCOMMODATION

* Entrance hallway * Sitting room * Dining room * Garden room * Study * Kitchen/breakfast room * Utility room * En-suite bedroom * Principal bedroom * Stairs to first-floor landing * Guest bedroom with en-suite bathroom * Two further bedrooms * Family bathroom Attached annexe comprising * Two en suite bedrooms * Separate kitchen * Dual-aspect sitting room * Garden room * EPC rating D

DIRECTIONS

From the office of GL & Co in Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). At brow of hill turn left into Fryern Road and continue towards West Chiltington. On entering village where the road forks, continue straight on into Common Hill and continue straight over at the crossroads into Mill Road passing the village hall on the left hand side. Continue straight ahead into The Hollow and the property can be found on the right hand side. What3words:///urgent.regrown.appointed

SITUATION

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and two post offices. There are also two village pubs. The village lies approximately three miles east of Pulborough, which has a mainline railway station which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store and independent cafes in Storrington, with a Tesco and Sainsbury's in Pulborough and other amenities including doctors, dentists, schools and churches of various denominations.

SPORTING AND RECREATION

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Also in Storrington is the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

THE PROPERTY

This beautifully appointed and highly versatile detached chalet-style residence enjoys a secluded setting, surrounded by approximately 2.4 acres of established gardens that form a private and peaceful wildlife haven. The property offers exceptional flexibility, with accommodation extending to around 4,600 sq ft and including a spacious two-bedroom annexe - ideal for extended family, dependent relatives, or holiday letting. The main house is accessed via a welcoming entrance hallway, leading to a series of generous and light-filled reception rooms. These include a sitting room with a wood-burning stove, a formal dining room, a tranquil garden room, and a separate study - offering plenty of space for both everyday living and entertaining. The kitchen/breakfast room, located at the front of the property, features a traditional AGA and ample space for informal dining. A separate utility room lies just off the kitchen, with direct access to the garden. Also on the ground floor is an en-suite bedroom located just off the hallway, along with a spacious principal bedroom at the rear. This private suite enjoys lovely garden views and benefits from a walk-through dressing room and a contemporary en-suite shower room with a large walk-in shower. Stairs rise to the first-floor landing, where the guest bedroom features a vaulted ceiling, plentiful storage, and an en suite bathroom - making it a potential alternative principal suite. Two further bedrooms are also located on this level, one with a walk-through dressing area, as well as a stylish family bathroom. The attached annexe, which can be accessed both internally and via its own private front door, offers outstanding flexibility. It comprises two large en suite bedrooms, a separate kitchen, a dual-aspect sitting room with wood burning stove and a bright garden room. The annexe enjoys its own private terrace to the rear, complete with a charming summer house, offering a perfect retreat for guests or extended family members.



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OUTSIDE

The property is approached via a sweeping tarmac driveway, which leads to a detached double garage and ample parking. A shingle carriage driveway sits in front of the house, enhancing the grand approach. The surrounding gardens are a true delight and provide complete privacy, with areas of formal planting, open lawns, and more natural sections that support an abundance of wildlife. Immediately behind the property is an enclosed lawned garden with a patio terrace adjoining the house, accessible via doors from the sitting room and dining room, ideal for dogs and children. The grounds feature a rich variety of specimen trees, including ancient oaks and larch, willow, maple, copper beech and many others, as well as a beautiful collection of flowering shrubs such as rhododendrons. To the left, the garden becomes more formal, with a wide lawn flanked by colourful borders, a pergola walkway, and a small orchard at the far end. The remainder of the land is mainly laid to lawn, with a wildflower meadow creating a naturalistic finish. Three timber sheds are positioned discreetly within the grounds, and a private borehole supplies natural water for irrigation, helping to maintain the garden's flourishing landscape year-round.

<https://player.vimeo.com/video/1118147997?h=525eee9d6d>

SERVICES

All mains are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 36 Mbps.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment: 01903 742354

6 bed property available in West Chiltington (77877)-[price], please call GL & Co on 01903 742354

This stunning detached chalet-style residence is set in approximately 2.4 acres of established gardens forming a tranquil and peaceful setting whilst offering flexible accommodation, including a spacious two-bedroom annexe.





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West Chiltington, Pulborough, RH20

Approximate Area = 3423 sq ft / 318 sq m

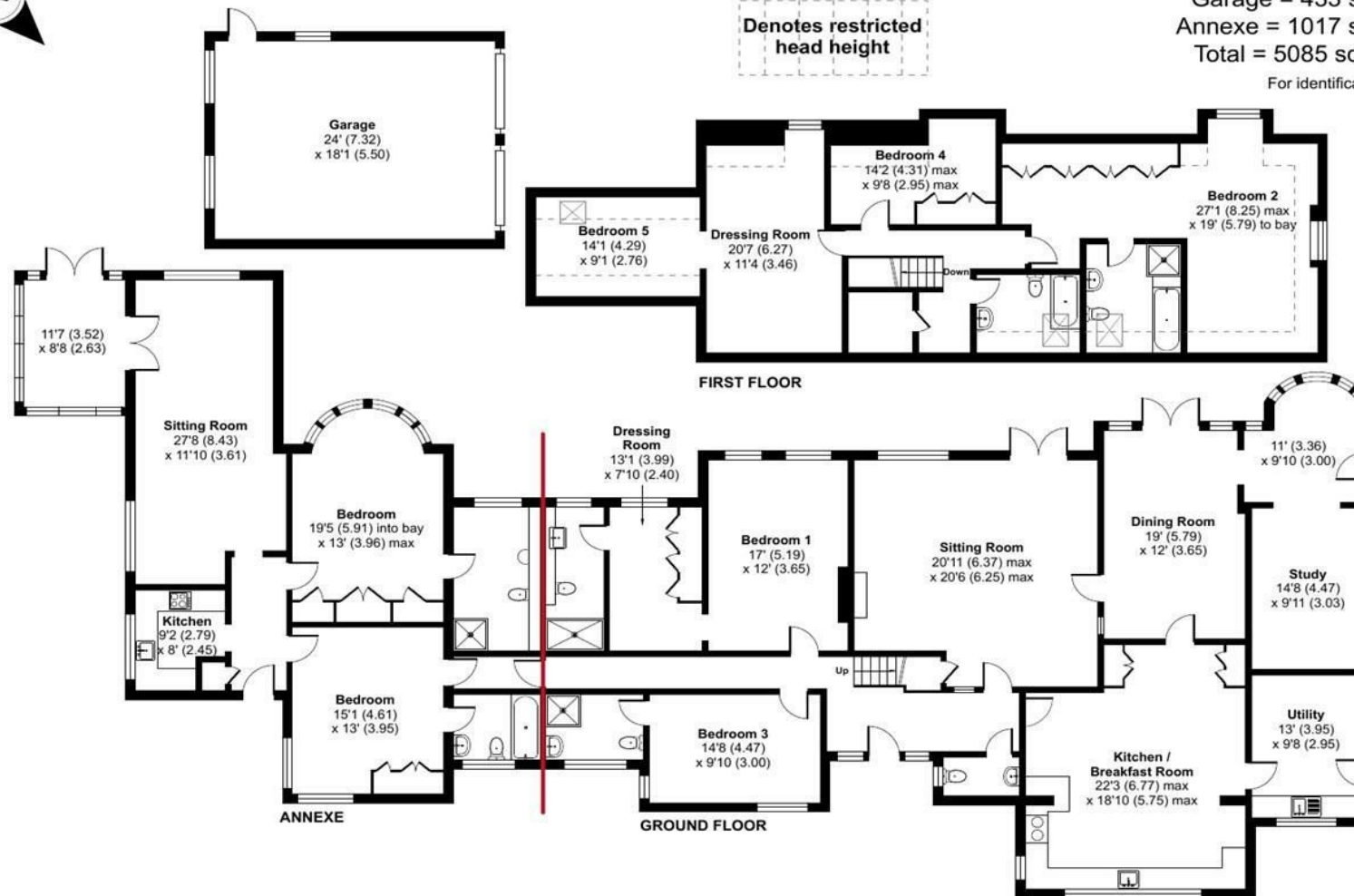
Limited Use Area (s) = 212 sq ft / 19.6 sq m

Garage = 433 sq ft / 40.2 sq m

Annexe = 1017 sq ft / 94.5 sq m

Total = 5085 sq ft / 472.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for GL&CO Estate Agents. REF: 1311060

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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