



The Round House | Wiston Nr. Steyning | West Sussex | BN44 3DD

H.J. BURT
Chartered Surveyors : Estate Agents



The Round House | Steyning Road | Wiston, Nr.Steyning | West Sussex | BN44 3DD

Guide Price Range: £575,000 - £625,000 | Freehold



- A pretty detached Grade II Listed house on the edge of the Old Wiston Rectory & Wiston Park. Freehold. Council Tax Band 'F'. EPC 'E'.
- Affording accommodation of character split over three floors including lower ground floor entrance hall/utility, cloaks, kitchen & dining room.
- Upper ground floor entrance hall, living room, principal bedroom suite including dressing room/occasional bed 4, second ensuite bedroom.
- Third bedroom to first floor & attic.
- Attractive large garden with mature trees & distant views to the South Downs & Wiston Park.
- Driveway, two bay garage/store & parking. Overall c. 0.69 acre.

Description

The Round House sits in its own private grounds on the edge of the former Old Wiston Rectory (now renamed 'The Falconers') and comprises a Grade II Listed detached house believed to be of 18th Century or earlier origin. Historically the cottage had been occupied the verderer of Wiston Park to which it was directly linked prior to the realignment of the main A283 and the detached house stands on raised ground providing a fine distant view over Wiston Park to Wiston House with its backdrop of the South Downs.

The principally two storey building also with lower ground floor includes an elliptical front with elevations of part white brick with part stone and render and under a mixture of clay tiling and Horsham stone roofing plus an interesting polygonal pointed metal roof to part. The building offers individual and appealing accommodation spread over the two principal floors along with the lower ground floor and offers an incoming purchaser a great opportunity to personalise to their own requirements, subject to any planning, Listed Building and Building Regulation requirements and combined with sensitive further modernisation and improvement.

Features of the accommodation include the **lower ground floor kitchen/dining area with large utility and cloakroom** off doors leading out to the rear and with separately accessed **boiler room/store**. To the upper ground floor there is the **front entrance hall** to the East side and with access to the **double aspect living room with fireplace with woodburning stove** which in turn leads to the **principal bedroom** including **dressing room/occasional**



bedroom four with fitted wardrobe and then leading through to **bedroom one with en-suite bathroom** to one side. From the entrance hall there is access to **double aspect bedroom two also with an en-suite bathroom** and then, on the first floor, South facing **bedroom three with super view to Wiston Park** and also door to attic.

Outside, the pretty detached house with its unusual architectural features sits in a gently undulating **lawned large garden** with mature trees and hedging around and with **particularly good views to the East over adjoining pasture land to the South Downs** and also views to the South across Wiston Park to the Downs beyond. The **driveway offers good parking and turning space** and with a timber constructed **two bay garage/store** and an **overall plot area of 0.69 of an acre (0.28 Ha)**.

Location

The Round House is conveniently located within 2.5 miles of the historic old market town of Steyning which offers an extensive range of shops, trades and services centred around its traditional high street together with health and sports centres, library and numerous other community facilities as well as schools for all ages groups and churches of most denominations. The surrounding area of the property is largely rural and is yet convenient for main routes. The A24 at Washington is within 2 miles and provides dual carriageway connections to Horsham (c. 11 miles) which offers an excellent range of shops and facilities as well as mainline station with services to London Victoria; the coast at Worthing is a similar distance to the South whilst Gatwick airport is c. 20 miles. Shoreham by sea, c. 7.5 miles South-East has a mainline station (with services along the South coast to Gatwick and London Victoria) a small airport and harbour.





The cosmopolitan coastal city of Brighton with its excellent range of shops and recreational facilities is c. 6.5 miles to the East of Shoreham. The property is conveniently placed for links to private schools in the area including Windlesham House School (c. 5 miles), Lancing College (c. 9m.), Hurstpierpoint College (c. 14.5m.), Farlington (c. 16.5m.) and Brighton College (c. 17m.).

Sporting & Recreation

Walking and riding along local footpaths and bridleways and on the Downs. Golf at Singing Hills, Albourne, Pyecombe, Mannings Heath, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester. Opera at Glyndebourne.

Information

Property Ref: HJB03192. **Photos & particulars prepared:** July 2025 (ref RBA).

Services: Mains water & electricity. Oil-fired central heating. Shared private drainage.

Part of Freehold title WSX30518. **Local Authority:** Horsham District Council. **Council Tax:** 'F'
The property is reached over a right of way over the drive owned by The Falconers and initially shared with Stable Cottage and thence to a section in front of The Falconers before reaching the property's own driveway.

Directions

Start of entrance drive: [what3words:///rover.ironclad.mascots](https://what3words.com/rover.ironclad.mascots)

From the A283 outside Steyning, proceed West towards Wiston and the A24. Continue along this road through the s-bend and before the left-hand turning to Wilton House the driveway to leading to the property will be found on the right-hand side as shown on the plan. Alternatively, from the Washington roundabout on the A24 take the A283 towards Steyning and the property will be found within 2 miles on the left-hand side shortly after the right hand turning to Wilton House.

Viewing via H.J. BURT Steyning

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

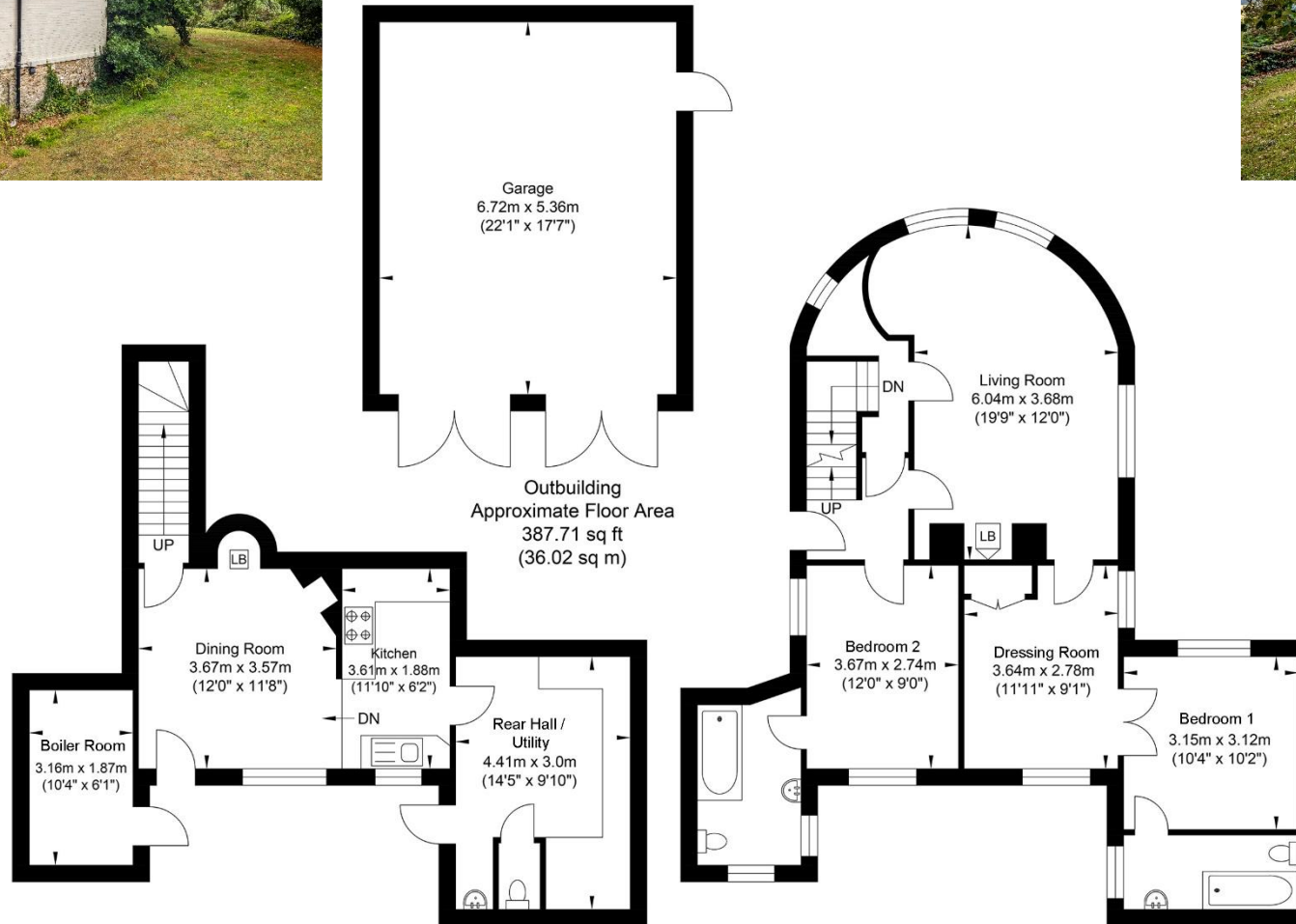








Steysing Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Lower Ground Floor
Approximate Floor Area
481.90 sq ft
(44.77 sq m)

Upper Ground Floor
Approximate Floor Area
777.26 sq ft
(72.21 sq m)

First Floor
Approximate Floor Area
399.77 sq ft
(37.14 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 154.12 sq m / 1658.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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