



Kithurst Farm House | Kithurst Farm Road | Storrington | RH20 4HT





# Kithurst Farm House

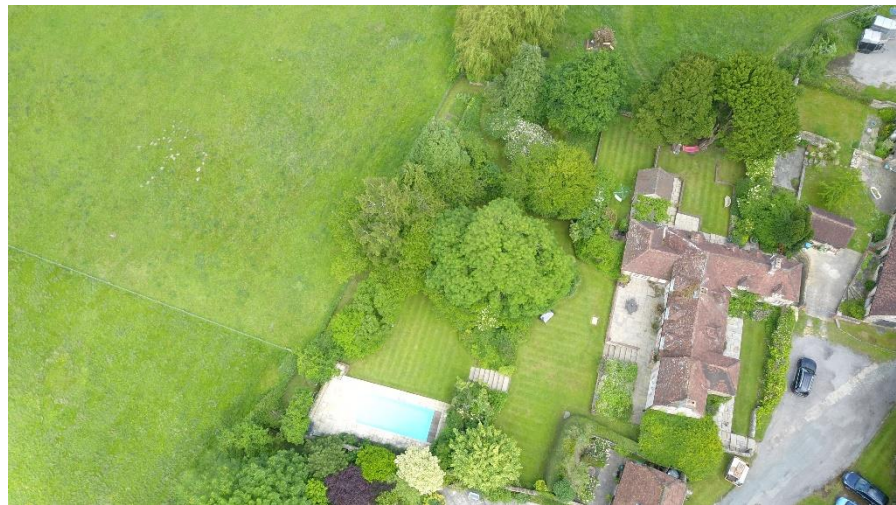
Kithurst Farm Road | Storrington | West Sussex | RH20 4HT

£1,300,000

A unique opportunity to acquire this wing of a period Farm House with adjoining 4.35 acres of land nestling at the foot of the South Downs National Park. The Farm House dates back reputedly to Tudor origins, having additions over time and retains much charm and character. Internal accommodation comprises: sitting room with cast iron wood burning stove, second reception room with log burner, farmhouse style kitchen/breakfast room, dining room, utility area and ground floor cloakroom. Upstairs there are four good sized bedrooms with a family bathroom with main bedroom having a second floor en-suite. Outside, there is ample parking to the front with a large raised terrace to the rear leading to beautifully kept stone walled formal garden with steps leading down to a heated swimming pool, affording views across open fields and countryside beyond.

- Extensive Wing of Period Farm House
- Adjoining 4.35 acre field & private access
- Extending to 2312 sqft
- Four Double Bedrooms
- Sitting Room with Wood Burner
- 2nd Reception with Log Burner
- Farmhouse Kitchen/Breakfast Room
- Dining Room
- Main Bedroom to 2<sup>nd</sup> Floor En-suite
- Family Bathroom
- Beautiful Stone Walled Gardens
- Large Raised Terrace
- Heated Swimming Pool
- Delightful Outlook over open countryside
- Ample Parking Area
- Set within the South Downs National Park





**Entrance** Part glazed front door to:

**Entrance Hall** Oak flooring, feature exposed beams, archway through to:

**Inner Hallway** Radiator, leading to original panelled front door.

**Sitting Room** 21' 6 maximum" x 14' 4 maximum" (6.55m x 4.37m) Feature fireplace with cast iron wood burning stove with slate hearth and carved mantel over, radiator, delightful outlook over gardens, oak flooring.

**Second Reception Room** 14' 5" x 12' 11" (4.39m x 3.94m) Dual aspect room with outlook over gardens, cast iron wood burning stove with brick hearth, exposed ceiling beam with built-in shelved storage cupboards.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, tiled flooring.

**Kitchen/Breakfast Room** 15' 6 maximum" x 15' 0 maximum" (4.72m x 4.57m) Feature exposed beams, inset Butler sink with swan neck

mixer tap, solid wood working surfaces with bespoke fitted drawer and cupboards under, tiled flooring, concealed spot lighting, wall-mounted eye-level cupboards with further drawers and cupboards under, casement door leading to terrace and gardens, step down to:

**Utility Room** Butler sink, space and plumbing for washing machine and tumble dryer.

**Dining Room** 18' 0 maximum" x 11' 0 maximum" (5.49m x 3.35m) Dual aspect room, step down from kitchen/breakfast room, stone flooring, folding French doors leading to terrace and gardens, concealed spot lighting.

**Stairs to:**

**Main Landing Area**

**Inner Hallway** Exposed beams.

**Bedroom Two** 13' 10" x 10' 8" (4.22m x 3.25m) Radiator, built-in storage cupboard.

**Bedroom Three** 14' 0 maximum" x 7' 9 maximum" (4.27m x 2.36m) Radiator, feature exposed beaming.

**Bedroom Four** 13' 6" x 6' 7" (4.11m x 2.01m) Radiator, exposed beams.

**Family Bathroom** Inset bath, low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail, concealed spot lighting, fully enclosed shower unit with fitted independent shower, tiled flooring.

**Steps up to:**

**Master Bedroom** 15' 1 maximum" x 14' 8 maximum" (4.6m x 4.47m) Dual aspect with stunning views across open fields, understairs storage cupboard, radiator, steps up to:

**Bathroom** Victorian claw leg bath with fitted shower attachment, pedestal wash hand basin, low level flush w.c., exposed ceiling beams, concealed spot lighting, extractor fan.

**Outside**

**Front Garden** Delightful cottage style gardens enclosed by stone walling, lawned area and attractive flower and shrub borders, electric charging point, side access gate with covered pergola housing oil tank and adjoining timber storage shed, leading to:

**Gardens** Large raised stone terraced area with country cottage meadow garden with views out towards open countryside, steps down to formal lawned area enclosed by stone walling and mature shrubbery with further impressive stone steps down to further lawned area adjoining open countryside, screened by mature trees and shrubs and fence panelling, heated swimming pool and terrace with uplighting enclosed by original stone walling and Rose garden, outside water tap, steps down to:

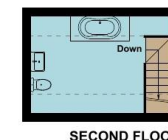
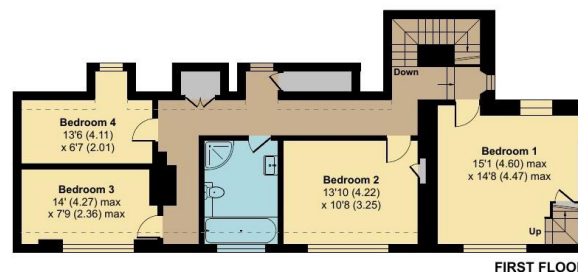
**Outhouse** Housing filtration and heating system.

**EPC Rating:** Band F.



## Kithurst Farm Road, Storrington, Pulborough, RH20

Approximate Area = 2192 sq ft / 203.6 sq m  
 Limited Use Area(s) = 178 sq ft / 16.5 sq m  
 Total = 2370 sq ft / 220.1 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Fowlers Estate Agents. REF: 878514



*"We'll make you feel at home..."*



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoad MRICS

### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.