



2 Chestnut Cottages, Byworth - GU28 0HP

Offers Over £850,000

 **Henry Adams**
estate agents



2 Chestnut Cottages, Byworth, Petworth

- A unique property in ideal location with paddocks extending to 2 acres, 5 stables and tack room and 3 additional stables, good access for footpaths and bridleways
- Coming to the market for the first time in over 20 years an extend family home with ample parking and adaptable accommodation
- In the South Downs National Park and in set in the village of Byworth close to Black Horse and The Well Diggers public houses
- Ground floor includes a snug with wood burner, sitting room with wood burner, study area and large utility room / boot room
- Modern kitchen with range of high and low level cupboards, range cooker, dishwasher, fridge, space for dining table and bi-fold doors to garden
- Four bedrooms on first floor, family bathroom and en-suite shower room
- South facing garden with a number of fruit trees, fruit cage, green house, large patio and decked area

Coming to the market for the first time in over 20 years, this unique property combines a charming family home with exceptional equestrian facilities and an enviable location in the sought-after village of Byworth.

Set within paddocks extending to approximately 2 acres, the property offers five stables with tack room, plus three further stables, all with excellent access to local footpaths and bridleways — perfect for horse owners and countryside enthusiasts alike.

The house itself provides adaptable accommodation and ample parking, making it ideal for a growing or extended family. On the ground floor, there is a welcoming snug with wood burner, a characterful sitting room with a second wood burner, a useful study area, and a large utility/boot room. The heart of the home is the modern kitchen, fitted with a range of high and low-level cupboards, range cooker, dishwasher, fridge, and space for a dining table. Bi-fold doors open directly onto the garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property offers four bedrooms, a family bathroom, and an en-suite shower room to the principal bedroom.

The south-facing garden is a true delight, with fruit trees, a fruit cage, greenhouse, and generous patio and decked areas — perfect for entertaining or simply enjoying the peaceful surroundings.

Located in the South Downs National Park, the property sits in the heart of Byworth village, within walking distance of the renowned Black Horse and The Well Diggers public houses. This is a rare chance to acquire a versatile home in an idyllic setting with equestrian facilities.

Byworth is located between the village of Pulborough and Petworth. Pulborough has a main line station with links to London Victoria and the South Coast and a Tesco and Sainsburys for supermarket shopping. Petworth is a historic market town located, within the heart of the South Downs National Park. It sits at the junction of the A272 and A283 roads and is known for its independent shops, antique dealers, and the grand Petworth House and Park. Surrounding areas offer a variety of leisure activities including golf at West Sussex Golf Club, Cowdray Park and Goodwood. There is gliding at Parham near Storrington, theatres at Chichester and Horsham and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. There are a number of primary and secondary schools in the local villages including Fittleworth, Petworth, Dorset House, Seaford College, Midhurst Rother College.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

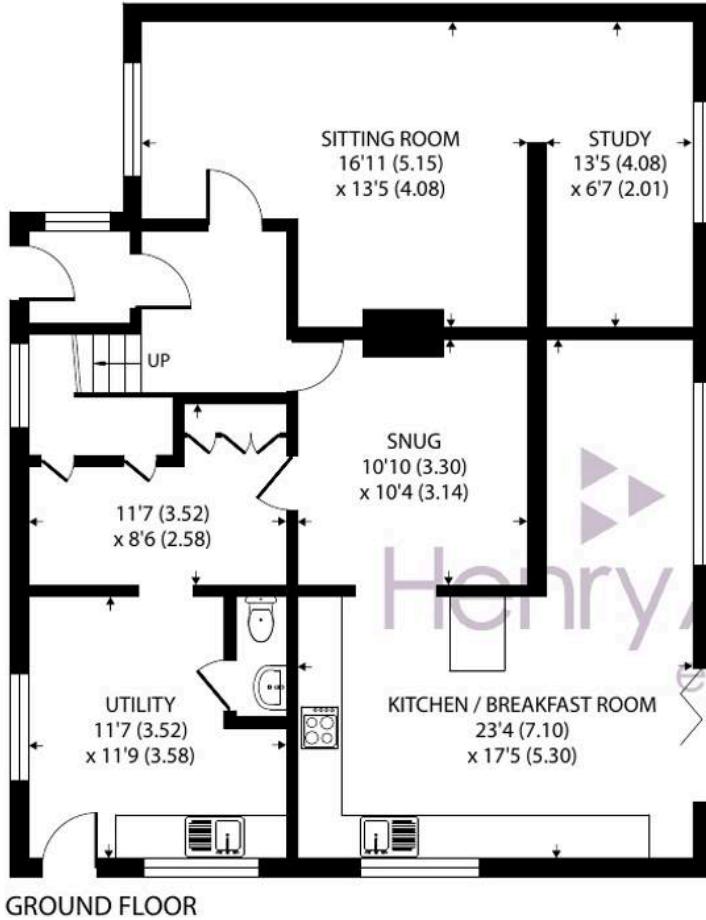












Approximate Area = 1796 sq ft / 166.8 sq m

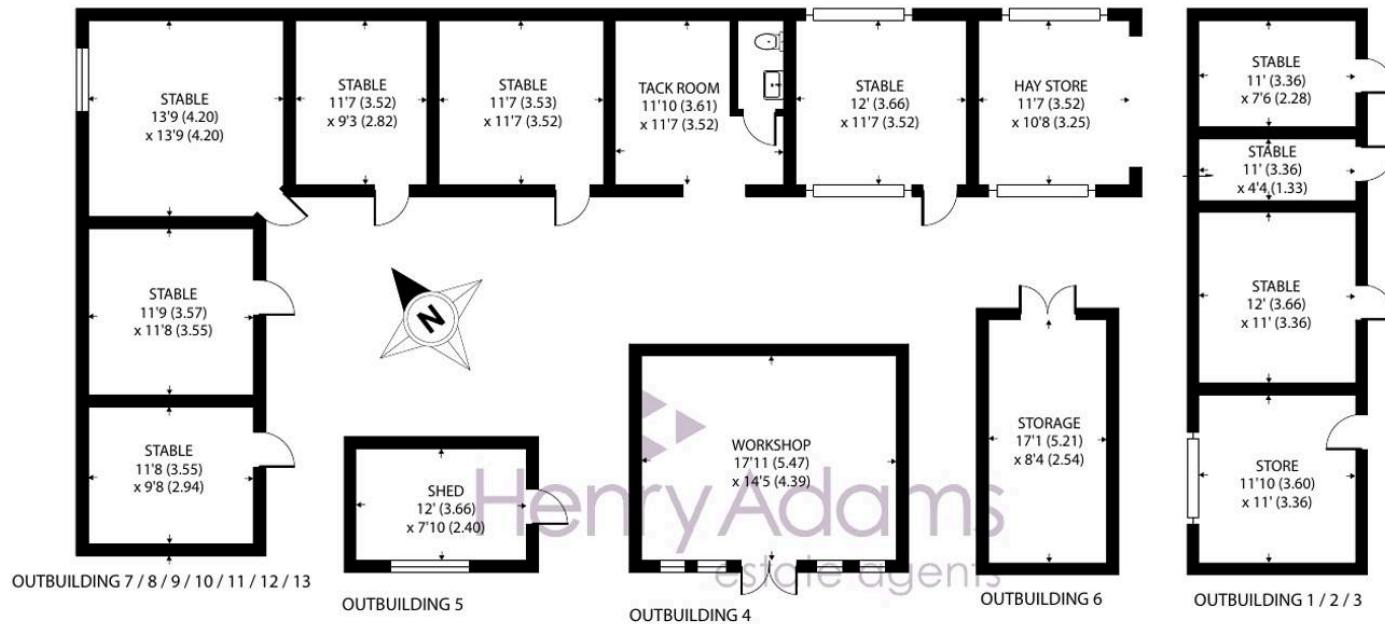
Gardens = 407 sq ft / 37.8 sq m

Outbuilding = 1593 sq ft / 147.9 sq m

Total = 3796 sq ft / 352.5 sq m

For identification only - Not to scale





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Approximate Area = 1796 sq ft / 166.8 sq m

Outbuilding = 1855 sq ft / 172.3 sq m

Total = 3651 sq ft / 399.1 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). © nchecom 2025. Produced for Henry Adams. REF: 1353951

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any