



## Chantry House, Chantry Farm West Chilmington Lane - RH14 9DY

Offers Over £1,500,000

# Chantry House

Chantry Farm West Chiltington Lane, Billingshurst

- Over 18 acres of south facing land with uninterrupted panoramic South Downs views
- Architect designed 2017 home styled to replicate an oak framed barn
- Vaulted entrance hall and full open plan first floor with balcony to maximise the views
- Flexible open plan first floor living/dining/kitchen with built in appliances
- Master suite with walk in wardrobe; two further doubles, luxury bathroom and utility room
- Detached Sussex Barn with commenced planning permission for a 3 bed conversion
- Detached brick workshop/office/store with strong residential conversion potential (STPP)
- Excellent for multi generational living, holiday letting, or linking buildings to form one residence (STPP)
- Ideal for equestrian, agricultural, horticultural, smallholding, glamping or vineyard ventures
- A unique rural estate offering privacy, spectacular views and exceptional lifestyle potential

A rare opportunity to acquire an exceptional rural estate set in over 18 acres of south-facing land, enjoying uninterrupted panoramic views towards the South Downs. Offering remarkable privacy, outstanding lifestyle potential and extensive outbuildings, this unique property combines modern design with timeless Sussex character.

The main house, architect-designed and built in 2017, has been carefully crafted to echo the charm of a traditional oak-framed barn, while providing an ultra-modern, energy-efficient interior. The entrance hall features impressive vaulted ceilings, leading to a flexible open-plan first floor with sitting/dining area and a contemporary kitchen complete with built-in appliances. Double doors open onto a balcony designed to take full advantage of the spectacular surrounding landscape.



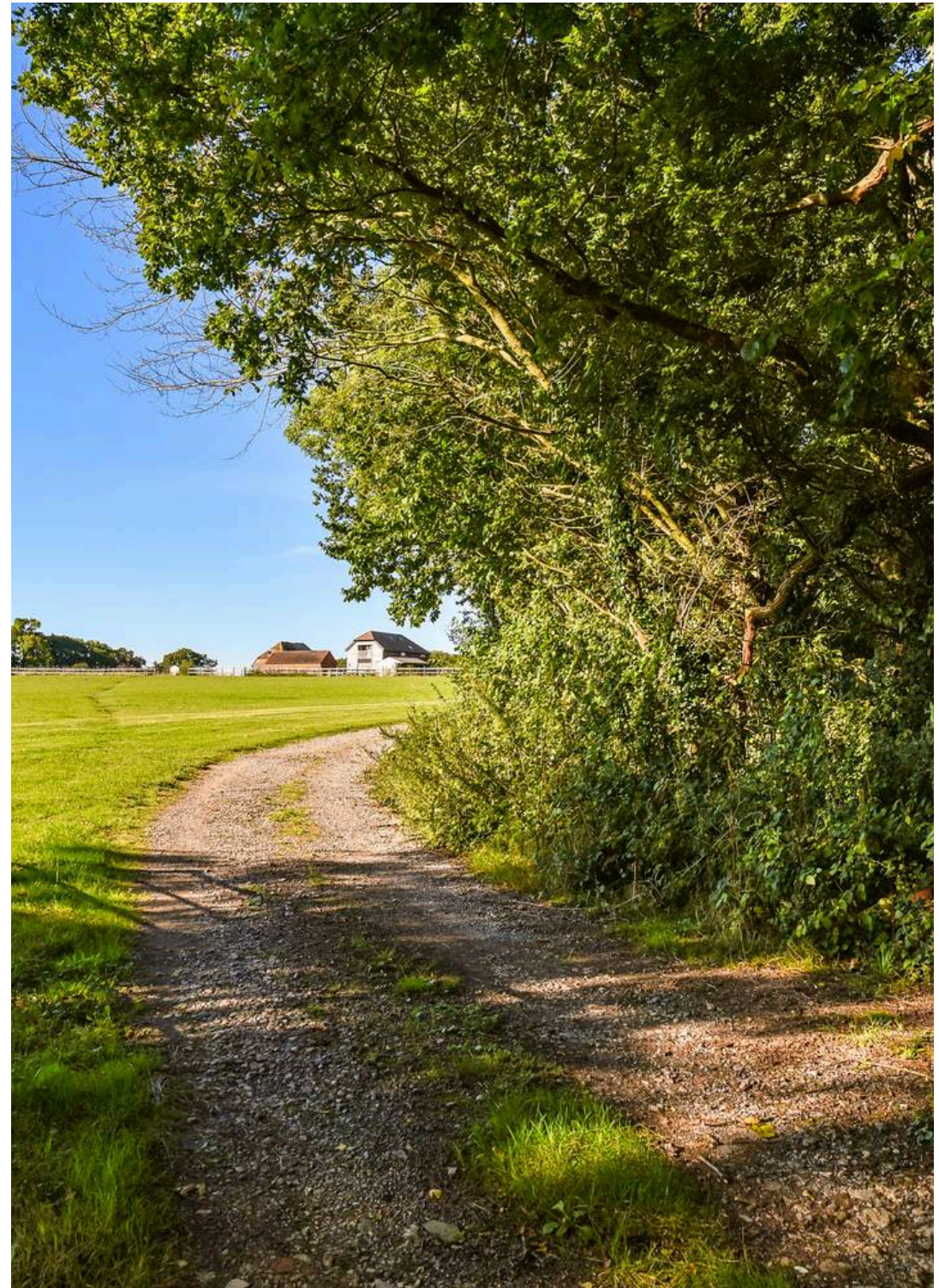
The ground floor offers a spacious master bedroom with en-suite and walk-in wardrobe, along with two further double bedrooms, a luxury high-specification family bathroom and a utility room.

Within the grounds sits a detached brick-built workshop, office and store building, providing excellent scope for residential conversion (STPP)—either as a stand-alone unit or linked to the existing accommodation. In addition, a detached Sussex Barn benefits from full planning permission (commenced) for conversion into a striking three-bedroom dwelling, creating superb potential for multi-generational living, a holiday let, or additional residential space.

The land and setting lend themselves to a wide range of uses, including equestrian facilities, horticulture, viticulture, smallholding, glamping or agricultural ventures, all in a peaceful yet conveniently accessible rural location.

The property is ideally situated for both national and international travel. Billingshurst mainline station is just 7 minutes by car or an approximate 22-minute walk, offering fast connections including a 38-minute service to Gatwick Airport (South Terminal) and approximately 1 hour 10 minutes to London Victoria, making this an excellent choice for commuters and frequent travellers alike.

Whether drawn by the sweeping uninterrupted views, the privacy and tranquillity, or the wealth of opportunities it offers, this remarkable estate presents a one-of-a-kind chance to secure a countryside home with outstanding scope and potential. Together, the existing house, Sussex Barn and ancillary buildings offer the possibility—subject to the necessary permissions—of forming a truly impressive country residence or unique rural 'hamlet'.



Nestled in the heart of West Sussex and surrounded by beautiful countryside, Billingshurst is a thriving and highly desirable village that blends historic charm with modern convenience. Just six miles south west of Horsham, the village offers a welcoming High Street lined with period cottages, independent shops, cafés, and essential amenities—perfect for those seeking a relaxed yet well connected lifestyle. Billingshurst is known for its strong sense of community, hosting popular annual events such as the Billingshurst Show, local carnivals, and festive fairs, all of which foster a warm, friendly atmosphere. Outdoor enthusiasts benefit from easy access to the South Downs National Park, the scenic Wey and Arun Canal, and extensive walking and cycling routes throughout the surrounding countryside. For commuters, the village is exceptionally well placed. Billingshurst boasts excellent transport links, with its mainline railway station providing direct access to London and nearby towns. Proximity to the A29 and A272 makes travel to Guildford, Brighton, Chichester, and the coast both simple and efficient. Families are particularly drawn to the area thanks to a selection of well-regarded schools, including The Weald School (rated Outstanding) and several local primary schools. Combined with low crime rates and plentiful green space, Billingshurst offers an ideal setting for family life. Rich in history, the village features charming period architecture—most notably St Mary’s Church, parts of which date back to the 12th century. Historic coaching inns, attractive cottages, and character homes contribute to the village’s distinctive appeal, while modern developments offer stylish, contemporary living options. With its blend of rural tranquillity, community warmth, excellent amenities, and superb transport connections, Billingshurst stands out as an exceptional place to call home—whether you’re a commuter, a growing family, or someone seeking the best of countryside living with convenient access to larger towns.

Council Tax band: E

Tenure: Freehold









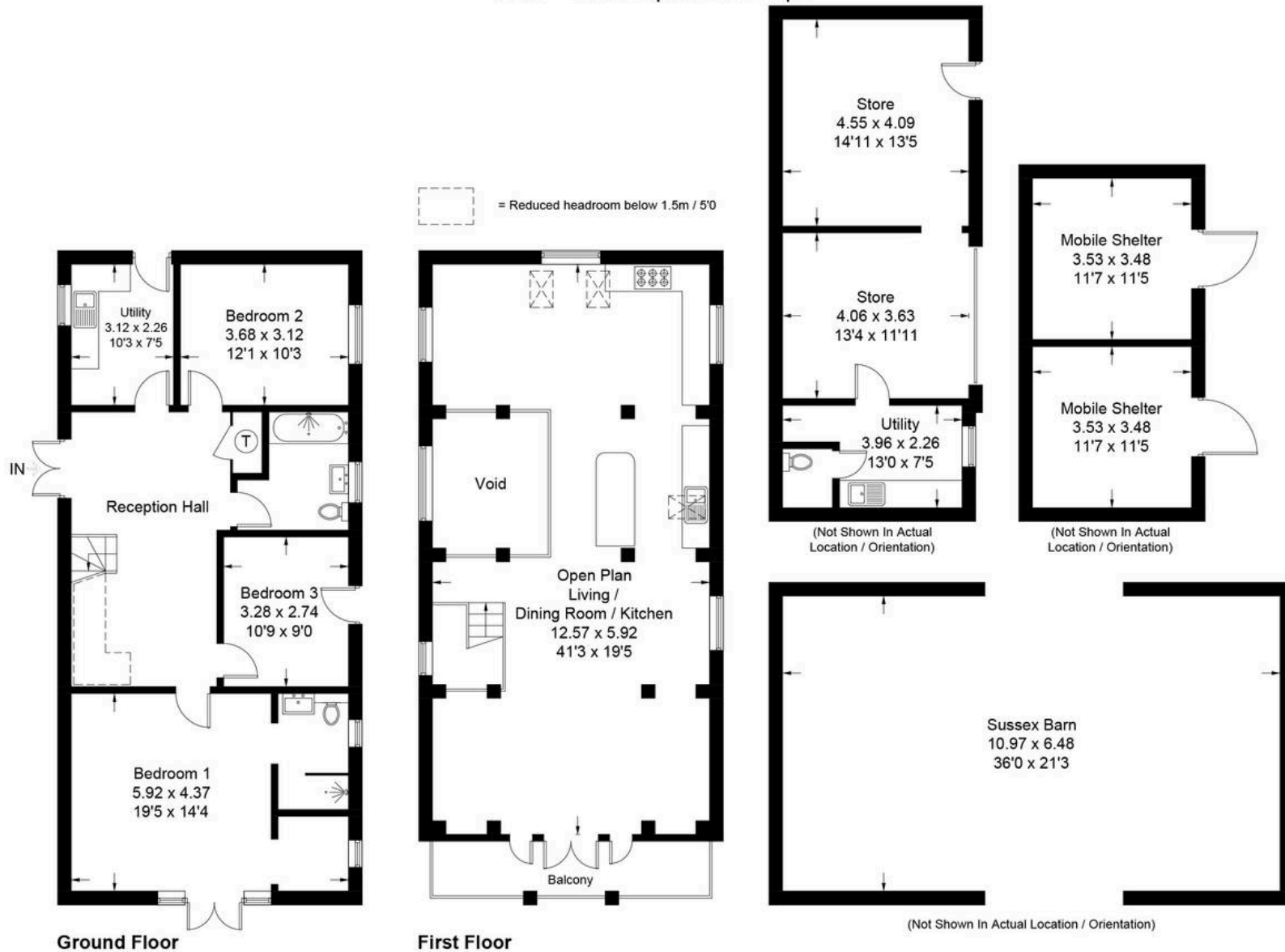


# West Chiltington Lane, RH14

Approximate Gross Internal Area = 161.0 sq m / 1732 sq ft  
(Including Void)

Outbuildings = 140.8 sq m / 1515 sq ft

Total = 301.8 sq m / 3247 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID873259)



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