

INIGO



The Stone House

WEST CHILTINGTON, WEST SUSSEX

£1,100,000 FREEHOLD

This remarkable Grade II-listed, three-bedroom house lies in the peaceful village of West Chilmington in West Sussex. Built in the 1870s, it has retained a wealth of original features, including beautiful stonework, a pretty clay-tiled porch and leaded casement windows. A charming cottage garden filled with roses, wisteria and lavender embraces the house, and there is a separate garage that has been partially converted into an office. The area is within easy reach of the South Downs Area of Outstanding Natural Beauty, while remaining well-connected. Nearby Pulborough station provides rail services to London Victoria in approximately 80 minutes, and Gatwick airport can be reached in 40 minutes by car.

Setting the Scene

The Stone House was believed to have been the home of the schoolmaster of the neighbouring school. It was converted in 1977, and has been lovingly restored by its current owners. Sensitively modernised, a range of period features remain inside and out.

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Adjacent to The Stone House is a Grade I-listed 12th-century church, St Mary's, a remarkable survival. Built at some point in the first half of the 12th century, its form embodies the transitional period between Norman and early English Gothic styles. There are remarkable features inside, including a chancel, nave and a hagioscope – a cut-out in the stone masonry that looks towards the altar. Even more astonishing, perhaps, are a series of wall paintings from the 12th to 14th centuries, depicting a set of Biblical scenes.

The Grand Tour

A large metal gate with wrought-iron detailing forms the approach to this exceptional house. A paved pathway winds through colourful gardens to a pretty canopy porch with original timber posts. Here, a white-painted timber front door with a fanlight and striking black iron hinges sits in an arched doorway.

Entry is to a bright entrance hall washed in a vibrant yellow hue, with rustic chevron tiles underfoot. To the right of the hall is a voluminous drawing room bathed in a dusty pink hue. A beautiful cast-iron fireplace has an ornate marble surround, and there is intricate cornicing overhead. Leaded casement windows provide views of the greenery beyond, and an alcove at the rear of the room makes an excellent study area.

Opposite the drawing room is a grand dining room that presents a striking contrast between chevron-tiled flooring and walls in a deep red. There is a fireplace with an original stone surround, and a large leaded window that looks out onto the leafy garden.

The dining room flows seamlessly into the kitchen, where pale-pink cabinets are finished with oak worktops. There is a double oven and a hob with red tiled splashback. A pretty window seat lies on one side, and a glazed timber door opens to the garden.

At the end of the entrance hallway is a shower room, with teal-coloured tiling and walls, and painted wood panelling.

A set of stairs sweeps up a bright landing on the first floor. The principal bedroom is east-facing and sits at the front of the house. High ceilings create a wonderful sense of volume here, while leaded windows offer views of the treetops. There are two further bright double bedrooms on this floor.

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A family bathroom sits to the rear and is washed in a sumptuous forest green, with porcelain tiles underfoot. There is a freestanding bath and dual sinks with contemporary fittings.

The house also has a detached garage, which has been predominantly converted into an office/studio space, with wooden floorboards underfoot and a casement window that fills the room with light. A store remains at the front of the garage, accessed via folding timber doors.

The Great Outdoors

The house is surrounded by a beautiful cottage garden filled with fragrant roses, lavender and foxgloves. A lovely magnolia tree and plenty of wisteria are also present. There is an abundance of trees and shrubs which create a sense of privacy and carefully tended lawns form the approach to the house.

A flagstone path leads to the front door, and further gravelled and paved pathways lead to a shed and a wonderful greenhouse, as well as a seated area for dining outside.

Out and About

West Chiltington is a peaceful village with a convenient range of services, including a local shop, a post office and two excellent pubs, The Queen's Head and the Five Bells. Nearby Pulborough is also well served for amenities, with larger supermarkets to meet additional weekly shopping needs.

Walking, hiking and horse riding opportunities in the immediate area are exceptional. The Elizabethan Parham House, with exceptional furniture and a magnificent garden and park, is a 10-minute drive away.

Petworth is also nearby, celebrated as a hub for the antique industry and home to Petworth House and Park. Petworth also has a wonderful host of amenities, including independent boutiques Bear, Twenty and Tallulah Fox, alongside café and deli The Hungry Guest. The Horse Guards Inn just outside Petworth in Tillington is also of note.

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A 25-minute drive away, Madehurst is home to a restaurant with rooms, The Pig in the South Downs, which has been installed in a splendid Grade II-listed Georgian house, Madehurst Lodge. The Lodge (built in the 1770s) and its grounds are now home to The Pig's flock of South Downs sheep and are backdropped by remarkable views.

Amberley, one of Sussex's prettiest villages, is also close by. It is renowned for its historic houses and Norman church and castle (now a Relais and Chateaux hotel). Amberley also has two pubs and a thriving village shop with a post office. Of special note is Jasper Gorst's excellent restaurant, The Boathouse, for a brilliant Mediterranean menu and wood-fired pizzas.

The larger town of Arundel is also nearby, a pretty market town on the edge of the South Downs and just a few miles from the West Sussex coast. It is home to Arundel Castle, one of England's longest inhabited country houses, as well as a popular farmers' market and a charming array of shops, cafés and restaurants.

There is an excellent choice of schools locally. Popular primary options include West Chiltington C of E, Storrington, St James' C of E, and Bury C of E. The Weald, Midhurst Rother College and Steyning Grammar all provide secondary education for pupils in Pulborough. Private options include Westbourne House, Windlesham House School, Cranleigh, Hurtwood House, Charterhouse, Dorset House, Lancing, Seaford College, Christ's Hospital and Brighton College. Additional excellent state schools in the greater area include Bishop Luffa School in Chichester and BHASVIC Sixth Form College in Brighton.

Pulborough's mainline railway station is a 10-minute drive away and runs services to London Victoria in approximately 81 minutes, every half hour. There is also easy access to the A27 and the A24, which connect to the M25. London Gatwick Airport is just a 40-minute drive away.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.