



## Springwood House

Threals Lane, West Chiltington, West Sussex RH20 2RF

Batcheller  
Monkhouse

# Springwood House

An impressive family house, which has been totally refurbished to a particularly high standard, set in an elevated position overlooking its own gardens and grounds.

- Reception Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast/Family Room
- Cloakroom
- 2 Bedroom Suites
- 2 Further Double Bedrooms
- Family Bathroom
- Garaging
- Parking
- Large Raised Terrace
- Gardens and Grounds
- In All About 1.4 Acres



## AMENITIES

Springwood House is located on the edge of the popular village of West Chiltington which lies on the north side of the South Downs. The village boasts two local public houses, a post office and a school, amongst other facilities. The nearby centres of Pulborough and Storrington have a more comprehensive range of shops and amenities including a mainline railway station offering direct services to London (Victoria). Further afield Horsham, Chichester and Brighton are all within reach by car or train. The international airports at both Heathrow and Gatwick can be accessed via the excellent network of A and M roads which also provide access to London and the coast. The South Downs National Park and the surrounding countryside is some of the finest in the country and there are numerous sporting and recreational facilities close by which include West Sussex Golf Course at Pulborough, Polo at Cowdray Park and Horse Racing at Fontwell and Brighton. The area is also well catered for by an excellent range of both state and public schools.

## DESCRIPTION

Springwood House is a particularly attractive family home that has been the subject of an extensive refurbishment, improvement and extension programme by the current owners. The house has elevations of brick beneath a thatched roof and sits well back within its plot enjoying a high degree of privacy. The accommodation is arranged over two floors with the emphasis on bright and spacious, generously proportioned, rooms. During the programme of works care has been taken to retain the character of a period property which has been enhanced by the use of oak joinery and beautiful stonework throughout the interior. There is further potential to enlarge the house, again, subject to any necessary consents.



## OUTSIDE

The property is approached via a long driveway which runs through the neighbouring woodland up to electric gates which open onto a substantial parking and turning area and the garaging. There are



steps down to the front of the house flanked on either side by well stocked flower and shrubs beds. A path also leads to the side of the property running around to a substantial stone terrace to the rear of the house which benefits from westerly views over the majority of the gardens and grounds. Most of the garden is laid to lawn, interspersed with mature trees and shrubs, bordered by mature mixed woodland which provides excellent privacy.

## DIRECTIONS

From the centre of Pulborough head east along Lower Street and continue on past The White Horse Public House on the left hand side before turning left into West Chiltington Road, signposted Nutbourne and West Chiltington. After about 0.75 of a mile bear left onto Harborough Hill and follow this road up to the crossroads at The Common. Head straight over into Haglands Lane and on reaching the 'T' junction turn right into Smock Alley. As this road bears hard right, turn left into Threals Lane. After approximately 0.25 of a mile turn left into a private drive signposted Springwood House. As the drive divides stay left and proceed all the way to the end where Springwood House will be found.



## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.  
Telephone 01403 215100. [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Services: (not checked or tested)** All mains services are connected. Gas fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold.

**EPC:** EPC Rating C.

MJP/31.05.2018

## VIEWINGS

For an appointment to view please contact our Pulborough Office:

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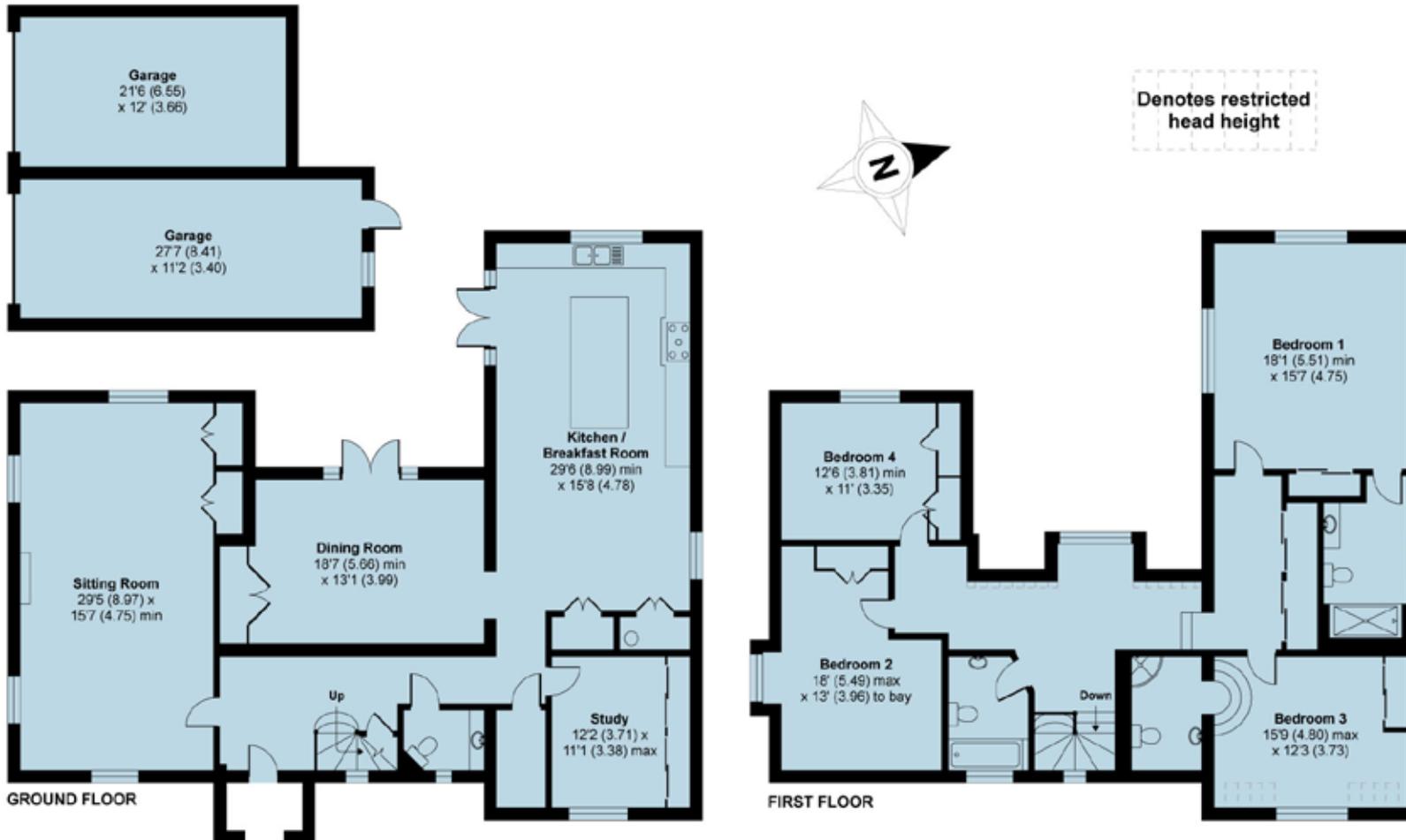
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# Springwood House, Threals Lane, West Chiltington, Pulborough, RH20 2RF

APPROX. GROSS INTERNAL FLOOR AREA 3167 SQ FT 294.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

