



BY DESIGN

The Old Granary

East Street, West Chiltington, RH20 2 JY



Versatile and packed with potential

A truly unique multigenerational residence with a seamless blend of heritage, space and lifestyle – privately positioned with countryside views.

Discreetly set back from East Street in the charming village of West Chiltington, this remarkable former Victorian granary has been masterfully reimagined into a highly versatile residence, ideal for multigenerational living, a family home, or potential income generation.

The home offers a wealth of space across its 4121 sq ft main house and a separate 2421 sq ft annexe, all set around a central courtyard with a heated swimming pool, creating a layout that is as functional as it is visually striking.

From the moment you step into the entrance hall, you are met with character and volume. The ground floor unfolds into a large open plan kitchen/dining room, connecting seamlessly to a dual-aspect sitting room with electric fireplace, all overlooking the courtyard pool. There are further spacious reception rooms, all offering multi use including a generous ground floor double bedroom with newly fitted en-suite and direct access to the pool terrace. To complete the ground floor in the main house, there is a large utility room and a cloakroom.

The grand staircase with a striking large window leads to a spacious landing. There are four further double bedrooms, including an impressive principal suite with a modern en-suite bathroom, Juliet balcony and built in wardrobes.







Annexe & Grounds

Positioned on the opposite side of the courtyard, the four-bedroom annexe offers an outstanding level of space and independence, a rarity in properties of this kind. Three of the ground-floor bedrooms open directly onto the poolside courtyard. There is a dedicated living/dining room, full kitchen, bathroom, and en-suite shower room, plus an upper level housing a generous additional bedroom or home office, ideal for flexible family living or visiting guests.

The property sits within approximately 0.9 acres, surrounded by mature planting and open countryside, with ample space for outdoor entertaining, garden leisure, and driveway parking. A large carport and double garage with adjoining storage ensures practical living matches the grandeur of the home. The heated swimming pool sits within the middle of this impressive barn conversion, offering a secluded, private and tranquil space. Solar panels on the roof provide a valuable contribution to the property's energy efficiency, significantly reducing electricity costs and supporting the heating of the pool.



Location

Close to the rolling hills of the South Downs National Park, West Chilmington offers breathtaking countryside views and an abundance of outdoor activities. Enjoy leisurely walks along scenic footpaths, cycling through picturesque trails, or exploring nearby vineyards and farms. The village green and local parks provide perfect spots for picnics, outdoor games and community events.

For those commuting, West Chilmington offers convenient access to major roads and rail links. With Pulborough station only 3.6 miles away, connecting you to larger towns and cities such as Horsham, Worthing, and London, making it an ideal location for both work and leisure.

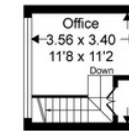
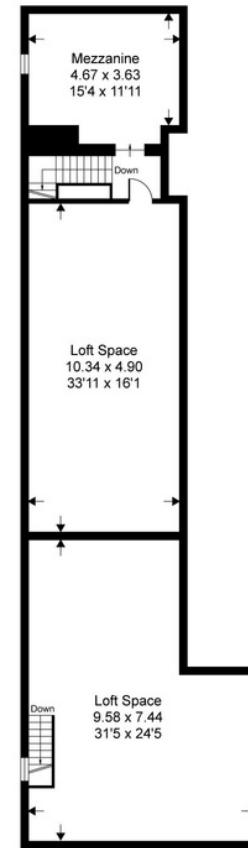
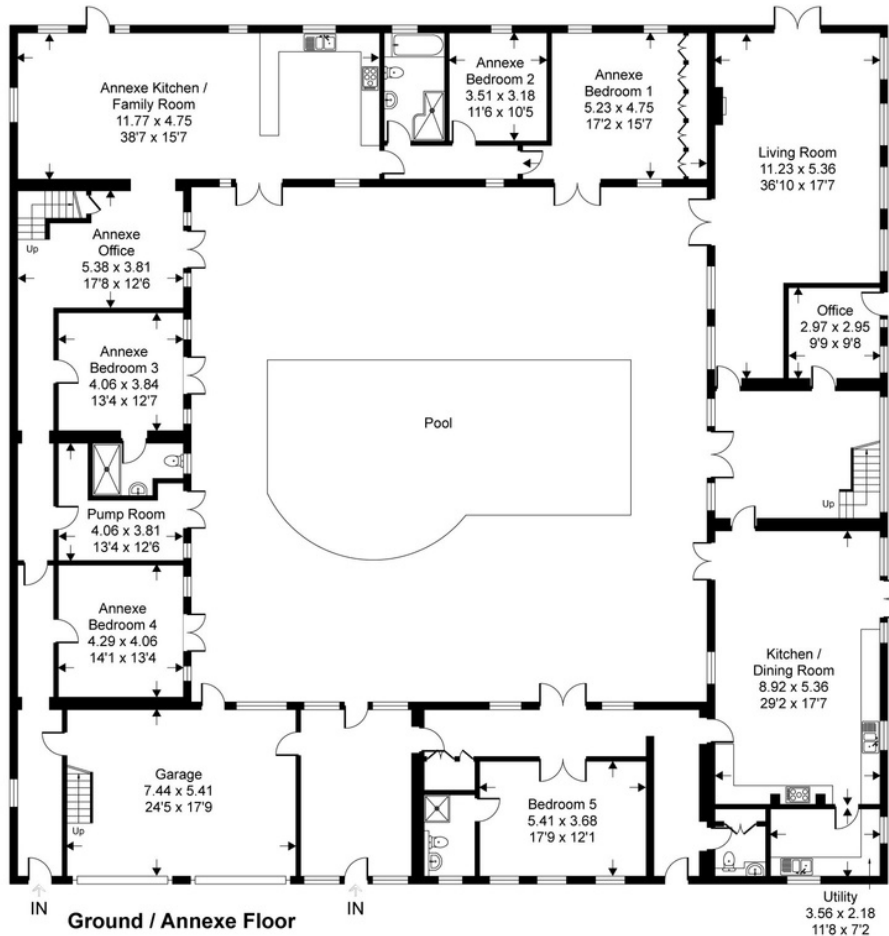
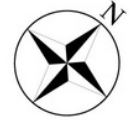
Families are well catered for with some fantastic schools in the area. These include the village primary school just a stone's throw away, The Weald School in Billingshurst and Steyning Grammar School.



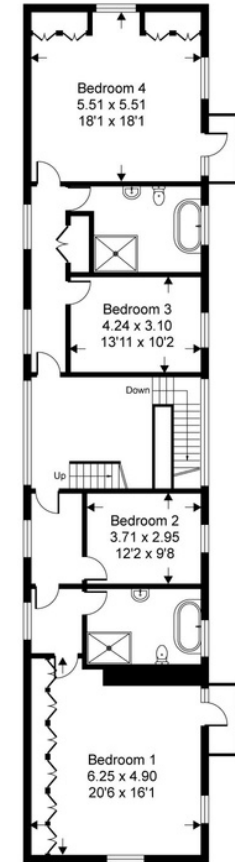
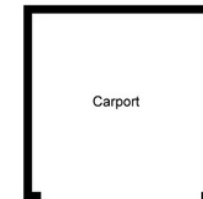


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Approximate Gross Internal Area = 382.8 sq m / 4121 sq ft
 Approximate Garage Internal Area = 40.2 sq m / 433 sq ft
 Approximate Annexe Internal Area = 224.9 sq m / 2421 sq ft
 Approximate Total Internal Area = 647.9 sq m / 6975 sq ft
 (excludes carport & lofts)



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



BY DESIGN

Amanda Haworth

Managing Director - Horsham & Haywards Heath

01444 682348 | 07873 831564

Amanda.Haworth@ByDesignHomes.com

ByDesignHomes.com

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