



6 bed detached house to buy in

Storrington Road, Washington,
Pulborough, West Sussex, RH20 4AG

£1,800,000 Starting Bid

 x 6  x 4  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Distinguished country home set within approximately 17 acres
- ✓ Six bedrooms, including a principal suite with balcony
- ✓ Over 4,700 sq. ft. of versatile family accommodation
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set within approximately 17 acres of picturesque paddocks, landscaped grounds and modern equestrian facilities, Hillside is a distinguished country residence that blends refined family living with a lifestyle of luxury and tranquillity. Approached via secure electric gates and a sweeping driveway with central roundabout, the home makes a striking first impression, offering both seclusion and grandeur in equal measure.

The house extends to more than 4,700 sq. ft., providing a versatile arrangement of accommodation designed for both entertaining and everyday family life. At its heart lies a magnificent 25' lounge and games room, a light-filled space with striking bay windows that frame views across the gardens. The adjoining gym and impressive pool room add a sense of leisure and wellness, while a separate family room and generous kitchen/breakfast room ensure the property also caters perfectly for more informal living. A large utility room further enhances the home's practicality.

The bedrooms are arranged across three floors, offering up to six in total. On the ground floor, three well-proportioned rooms include one with its own en suite, providing flexibility for guests or multi generational living. The first floor is centred around the outstanding principal suite, which features a dressing area, private en suite, and direct access to a balcony overlooking the grounds. Two further bedrooms and a family bathroom complete this level, while the second wing of the house provides a secluded bedroom, ideal as a private guest suite, teenager's room or study. Bathrooms are thoughtfully placed throughout, ensuring both family and visitors are well served

The estate has been enhanced by the current owners with modern equestrian facilities, all presented to an exceptional standard. A sand school provides year-round training opportunities, while a range of four stables (with planning to add more), secure tack and feed rooms, and a substantial hay barn ensure a professional-quality set-up. There are multiple field shelters and carefully laid out paddocks, designed for rotational grazing, along with a large workshop and further outbuildings offering versatile storage or conversion potential. The grounds are expansive, with natural boundaries that create both privacy and a picturesque setting.

Positioned on Washington Road, Hillside enjoys a rare blend of rural tranquility and accessibility. The nearby village of Storrington offers a thriving community with a selection of independent shops, cafés and a Waitrose, while the South Downs National Park lies just moments away, providing miles of walking, cycling and riding routes across some of the most beautiful landscapes in Sussex. Families are well catered for, with excellent schools in the area including Windlesham House School, Dorset House and Steyning Grammar, and transport connections are superb. The A24 provides swift access north to Horsham and onwards to London, while heading south brings the coast within easy reach.

In all, Hillside represents a rare opportunity to acquire a beautifully balanced country estate one that unites luxury family living with exceptional equestrian facilities, all set within one of West Sussex`s most sought-after rural locations.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £1,800,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

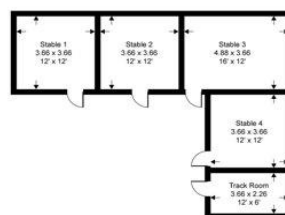
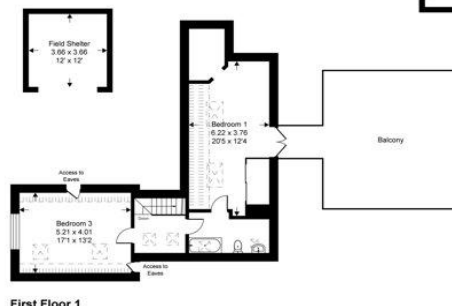
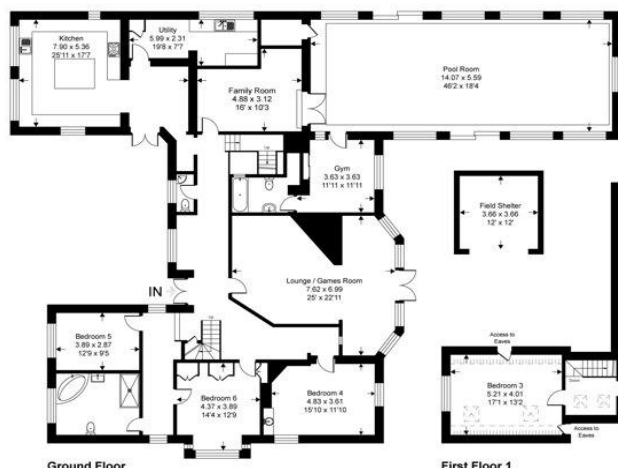
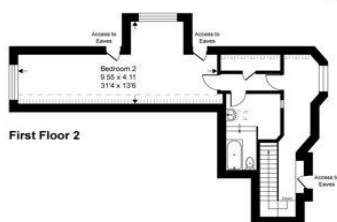
Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Approximate Gross Internal Area = 443.6 sq m / 4775 sq ft (excludes hay barn)
Approximate Garage Internal Area = 228.4 sq m / 2459 sq ft
Approximate Total Internal Area = 672 sq m / 7234 sq ft
(excludes restricted head height)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



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