

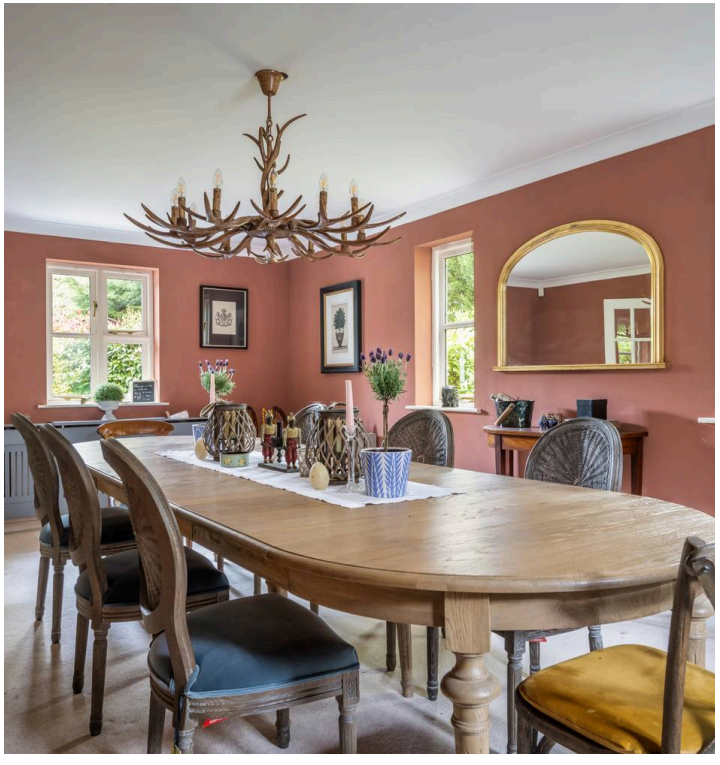
Nightingale House Strood Green, Wisborough Green

Billingshurst

Guide Price £1,750,000









Nightingale House Strood Green

Wisborough Green, Billingshurst

Refurbished country home with 2.3 acres, stable block, spacious living areas, ample parking, and rural setting near Wisborough Green and Petworth. Freehold. Council Tax Band H.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approximately 2.3 acres of level gardens and grounds
- Beautifully refurbished and redesigned country home
- Generous and versatile family accommodation
- Principal bedroom with dressing area and en suite
- Existing stable block with further potential, subject to consent
- Private rural setting within the South Downs National Park
- Ideally positioned between Wisborough Green and Petworth





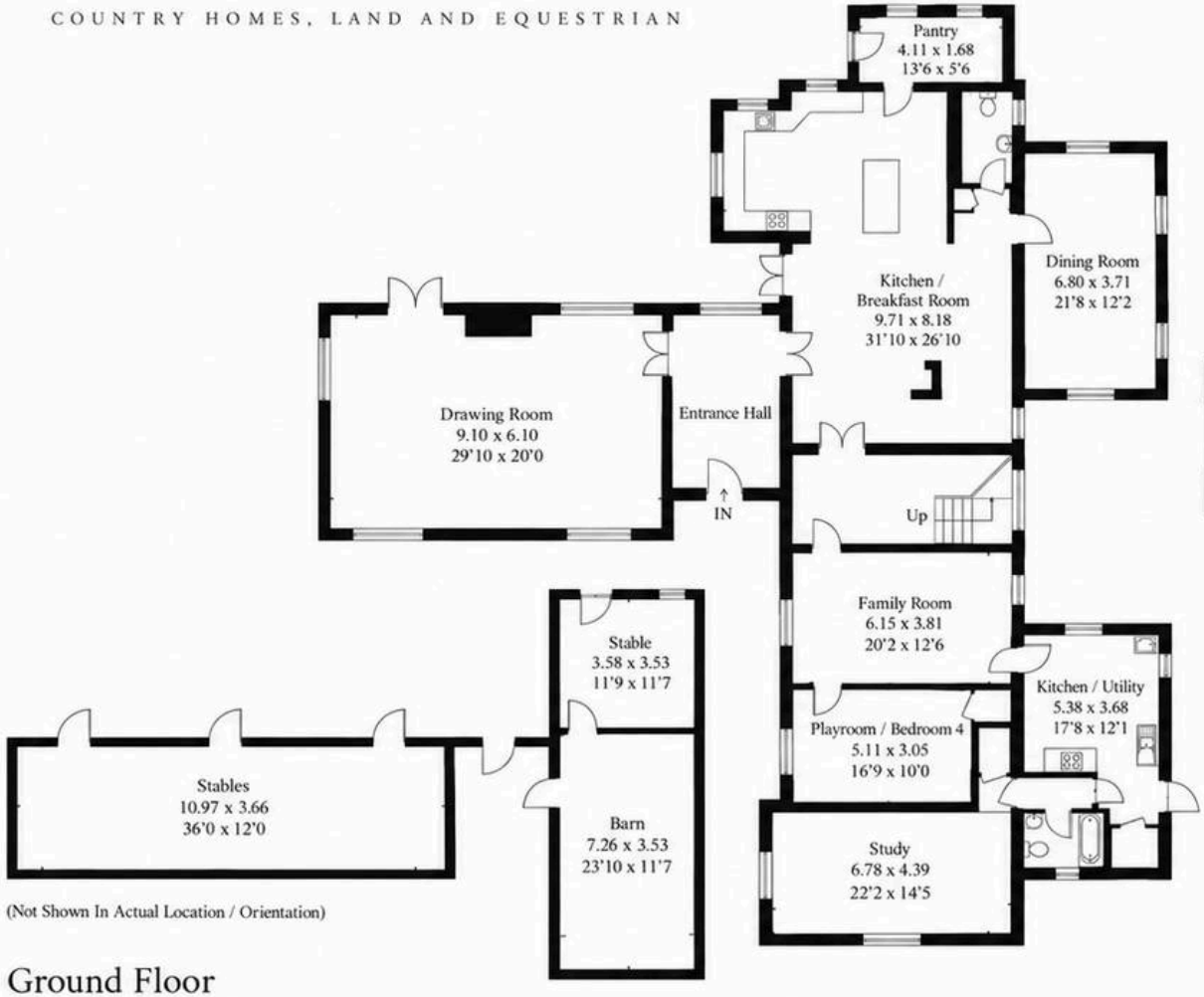




CHURCHILL

COUNTRY HOMES, LAND AND EQUESTRIAN

Approximate Floor Area = 466.7 sq m / 5,024 sq ft
Outbuilding = 79.9 sq m / 860 sq ft
Garage = 26.6 sq m / 286 sq ft
Total = 573.2 sq m / 6,170 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

First Floor

DECLARATION & DISCLAIMER: All dimensions, specifications, layouts, and imagery shown on this floor plan are approximate and for illustrative purposes only







Meticulously refurbished and thoughtfully redesigned by the current owners, this impressive country home combines generous, beautifully presented accommodation with approximately **2.3 acres of established gardens and grounds**, versatile accomodation and a useful **stable block**.

The house occupies a wonderfully rural and private position on the borders of the South Downs National Park, while remaining conveniently placed between the sought-after village of Wisborough Green and the historic market town of Petworth.

The accommodation is approached through a spacious entrance hall, which sets the tone for the generous proportions found throughout the house. The principal drawing room is a particularly attractive reception space, offering excellent natural light and a fireplace providing a natural focal point to the room.

At the heart of the house is the extensively refurbished kitchen/breakfast room, providing an excellent space for both everyday family life and entertaining. This is complemented by a separate utility room and cloakroom. A well-proportioned dining room enjoys windows to three aspects, creating a wonderfully light setting for more formal dining and entertaining.

A particularly valuable feature of the property is the self-contained **two-bedroom annexe**. This provides excellent flexibility for multi-generational living, guests or independent accommodation. Alternatively, the space can be incorporated into the main house to provide additional reception rooms, home offices or further family accommodation.

On the first floor, the principal bedroom benefits from a dressing area and en suite bathroom. There is also a generous guest bedroom with its own en suite, together with two further bedrooms and a family bathroom.



Churchill Country & Equestrian

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