



Voakes Manor, East Street, West Chiltington  
Pulborough, West Sussex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Voakes Manor

## East Street, West Chiltington, Pulborough, West Sussex RH20 2LU

An imposing Edwardian manor house with separate coach house and beautiful gardens and grounds

Storrington 3.2 miles, Billingshurst station 5.3 miles (1 hour 15 minutes to London Victoria), Billingshurst 6.0 miles, Horsham 11.0 Miles, M23 (Jct 11) 17.5 miles, Gatwick Airport 26 miles

Drawing room | Bar | Dining room | Play room  
Study | Kitchen/breakfast room | Utility  
Boot room | Workshop | Gym | Boiler room  
Cloakroom | Principal bedroom with dressing room & en suite bathroom | 5 Further bedrooms, 4 en suite | 3 Bedroom coach house  
Garaging | 2 Sheds | Stables | Summer house  
Workshop/tool store | Plunge pool | Covered sitting area | Garden and grounds extending to 4.9 acres | EPC rating E

### The property

Voakes Manor is a substantial and impressive period house, with almost 7,000 sq. ft of beautifully appointed living space and a flexible layout. The property also benefits from a modern self-contained three-bedroom coach house. The property displays beautiful period detailing, including leaded windows, ornate cornicing, original fireplaces and beautiful chandelier light fittings, alongside bespoke contemporary joinery and fittings. The ground floor features a handsome drawing room and bar area at the front, while there is also a formal dining room and a play room. The open-plan kitchen and breakfast room is the perfect everyday living space with its seating area, French doors opening onto the garden and breakfast bar. The kitchen itself has a ceiling lantern skylight overhead and bespoke fitted units, as well as a central island and

a range cooker. The ground floor also has a useful study and a utility room, as well as a workshop, a gym and a boiler room opening onto the central courtyard. Upstairs there are six double bedrooms, including the luxury principal bedroom with its dressing room and large en suite bathroom. Four additional bedrooms are en suite, while the fifth currently doubles as a laundry/kitchen. The coach house features an open-plan sitting room, kitchen, breakfast room and utility room on the first floor, as well as a sun room opening onto a balcony. The three bedrooms are located on the ground level, along with a shower room. They include the principal bedroom with its dressing room and en suite bathroom.

### Outside

The property is accessed via a long driveway, which leads to a parking area and garage at the side of the house. The garden is mostly to the front, with a sunny southeast-facing aspect. It includes a gravel terrace across the front of the house, which provides space in which to relax and dine al-fresco. There are also areas of lawn, beautifully maintained ornamental gardens with box hedging, paved walkways and a pond, as well as a covered seating area. At the rear there is an additional area of lawn and a plunge pool, set into a wooden deck. Further outbuildings include a summer house, a workshop, two sheds and a stable block with three stables, a concrete hardstanding and access to a fenced paddock.

### Location

Voakes Manor is situated in a peaceful setting just outside the village of West Chiltington, which provides a range of local amenities including a 12th Century church, public houses, village shop and local butcher. The larger village of Storrington offers access to high street shops and supermarkets, including Waitrose, as well as a wealth of restaurants, cafés and pubs, while Billingshurst station offers direct rail services to London Victoria. There is an excellent selection of schools in the area, including Christ's Hospital, Windlesham School, Seaford College and Dorset House.

























Floorplans  
 Voakes Manor East Street, West Chiltington, West Sussex  
 Main House internal area 6,892 sq ft (640 sq m)  
 Garage internal area 258 sq ft (24 sq m)  
 Outbuildings internal area 632 sq ft (59 sq m)  
 Total internal area 7,782 sq ft (723 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622951/DWL

## Directions

Proceeding south on the A24 turn right at the Buck Barn traffic lights onto the A272 westbound. At Coolham turn left then second right onto West Chiltington Road. You will find the entrance on the right after 0.6 miles. What3words///accompany.amuses.fancied

## General

**Local Authority:** Horsham District Council  
 tel: 01403 215100

**Services:** Mains water and electricity, private drainage which may not be compliant to current regulations. Further information is being sought.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,650,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

guildford@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2024. Particulars prepared October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited