



The White House Barn | Coneyhurst | Billingshurst | West Sussex | RH14 9DH





The White House Barn

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£950,000

Occupying an exceptional location, a stunning barn conversion with far reaching views. The fabulous open plan reception area boasts a vaulted ceiling with a wealth of exposed timbers and the large kitchen/dining area is the centre of this home and a wonderful place to entertain. The staircase leads to the mezzanine level sitting room with exposed timbers and wood burner. To the rear of the reception area is a magnificent, triple glazed orangery, to make the most of the view over the garden towards the heated pool. Also, on the ground floor are three bedrooms and a bathroom plus additional shower room. A large dressing room adjoins the main bedroom, and this could make a fourth bedroom.

The property is approached by shingle drive flanked by lawn which passes the barn and leads to the stable block which has recently had part converted into a small annexe with underfloor heating.

The rear garden is a particular feature of the property being enclosed by an attractive winklestone and brick wall, and to the rear of the stable block is an arbour walk and seating area. At the end of the garden is a heated swimming pool with sandstone surround.

The adjacent paddock is enclosed by post and rail fencing.





A beautifully converted period barn with far-reaching views.

Horsham 7 miles
Billingshurst 2 miles (London Victoria 65 minutes)
Brighton 26 miles
Guildford 20 miles
Gatwick Airport 21 miles
Central London 46 miles
Distances and times approximate.

Accommodation and amenities

Vaulted kitchen/dining room
Sitting Room
Garden Room
Utility Room
Main Bedroom with dressing room
2 Further Bedrooms
Family Bathroom
Shower Room
Section of Stable Block converted to form annexe accommodation
Swimming Pool
Former stable block currently used as storage
Paddock

In all approximately 2.25 acres

Situation

Coneyhurst is a charming rural hamlet situated close to the thriving market town of Billingshurst with its vibrant high-street, well-equipped leisure centre and swimming pool and a mainline station (London Victoria/London Bridge). The larger centres of Horsham and Guildford offer more comprehensive shopping facilities being approximately 7 and 20 miles distant, respectively.

The A29 and A24 provide access to the M25, the National Motorway Network, Gatwick and Heathrow Airports and the South Coast.

There are excellent sporting and recreational facilities in the area, including racing at Brighton, Fontwell and Goodwood. Golf can be enjoyed at Pulborough and West Chilington, whilst polo is at the renowned Cowdray Park.

Notable schools in the area include Christ's Hospital, Farlington Girls School and Penthorpe near Horsham with Dorset House and Seaford College being south of Pulborough. In addition is Cranleigh School at Cranleigh and Windlesham School at Washington.

Description of property

The White House Barn is a stunning barn conversion finished to an exacting standard. A light reception area leads to the cloaks/shower room and fabulous main open plan reception area. The reception room's vaulted ceiling with exposed timbers gives a truly classic open barn feeling with the well equipped fitted kitchen and dining area being on the ground floor and the generous sitting room situated on the mezzanine level. Off the kitchen is a separate utility room and a spacious orangery gives access to the rear garden.

Also to the ground floor are three bedrooms and the bathroom. Of note is the generous dressing room adjoining the master bedroom which is felt could be converted into a fourth bedroom.

Part of the stable block has recently been converted to form a small annexe with electric under floor heating and a shower room.

Gardens and grounds and paddock

Approached via a pea gravel drive flanked by lawn, The White House Barn occupies a commanding position with far reaching views over the surrounding countryside. To the front the drive leads past the stable block to a generous parking area with space for numerous vehicles. Beyond the area of front lawn is a paddock secured by post and rail ranch style fencing.

The rear garden is a particular feature of the property being totally enclosed by way of an attractive stone wall and the rear of the stable building offering an arbour walk and seating area. At the end of the garden is a heated swimming pool with an attractive sandstone surround.

The paddock extends to approximately 1.85 acres and is enclosed by post and rail fencing.

In all, the grounds extend to approximately 2.25 acres.

EPC RATING= D
COUNCIL TAX BAND= F.

The White House Barn, Coolham Road, Coneyhurst, Billingshurst, RH14

Approximate Area = 1832 sq ft / 170.1 sq m

Outbuildings = 506 sq ft / 47 sq m

Total = 2338 sq ft / 217.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2hcom 2026. Produced for Fowlers Estate Agents. REF: 1449904



"We'll make you feel at home..."



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Marcel Hoad

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