



Wysh House | New Barn Road | Amberley | West Sussex | BN18 9LT







# Wysh House

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'OFFERS OVER' £1,250,000

A unique opportunity to acquire this Edwardian Sussex Country House set within the South Downs National Park, occupying 8.1 acres in total incorporating formal gardens, field and paddock. The property retains many original features with a wealth of exposed oak timbers and impressive Corbelled chimneys. Internal accommodation extends to 3726sqft arranged over 3 floors and comprising: three elegant receptions accessing a south westerly garden terrace, kitchen/breakfast room, utility room, cellar, generous reception hall, impressive first floor landing, en-suite to principal bedroom, bedroom four and five. Outside, the property is secluded behind a brick and flint wall with extensive driveway parking leading to a detached double garage, detached Gardener's cottage and studio, formal gardens with a large raised sun terrace offering stunning views towards the South Down and across the Arun valley.

- Edwardian Sussex Country House
- South Downs National Park setting
- Substantial accommodation extending to 3726sqft
- Five Bedrooms
- Retaining many original features
- Spacious Reception Hall
- Drawing Room with open fireplace
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- En-suite to Principal Bedroom & Bed Four
- Extensive driveway Parking with Double Garage
- Detached Gardener's Cottage
- Single detached Garage and adjoining Log Store
- Beautiful south west aspect gardens and field
- Occupying 8.1 acres











**Entrance** Solid oak panelled front door to:

**Reception Hall** Oak flooring, feature exposed beams, two radiators, understairs storage cupboard.

**Ground Floor Cloakroom** Pedestal wash hand basin, radiator, door to:

**Separate Wc** WC.

**Drawing Room** 19' 9" x 14' 10" (6.02m x 4.52m) Feature open fireplace with cast iron basket, marble inset and carved wooden mantel over, French doors leading to terrace and gardens.

**Dining Room** 18' 0" x 12' 6" (5.49m x 3.81m) Delightful outlook over gardens and towards the South Downs, feature open fireplace with carved wooden surround and marble inset.

**Sitting Room** 19' 9" x 14' 9" (6.02m x 4.5m) Feature open fireplace with carved wooden surround and marble inset with cast iron basket, built-in book shelving and cupboards under, two radiators, outlook over gardens and towards the South Downs, door leading to terrace.

**Inner Lobby** Crockery display units with storage cupboards, leading to:

**Kitchen/Breakfast Room** 14' 5 maximum" x 11' 4 maximum" (4.39m x 3.45m) Extensive range of wall and base units with built-in fan assisted electric oven and separate grill, inset one and a half bowl single drainer sink unit, range of working surfaces with drawers and cupboards under, inset four ring 'Bosch' electric hob with extractor over, built-in crockery display cabinets, integrated 'Bosch' dishwasher, breakfast seating area, door through to:

**Utility Room** 13' 8 maximum" x 10' 3 maximum" (4.17m x 3.12m) Butler sink, built-in storage cupboards and walk-in pantry, radiator, door to side access.

**Cellar** 11' 1 maximum" x 10' 0 maximum" (3.38m x 3.05m) Door and steps down, housing boiler and hot water tank, door to:

**Wine Cellar**

**Stairs Leading to:**

**First Floor Landing** 31' 6 maximum" x 13' 0 into bay" (9.6m x 3.96m) With oak balustrade, feature exposed beams and recessed area, leaded light windows, two radiators.

**Principal Bedroom** 17' 9 maximum" x 15' 0" (5.41m x 4.57m) Walk-in wardrobe cupboard, radiator, recessed area with feature exposed oak beam, leaded light windows with beautiful outlook over gardens and towards the South Downs, door to:

**En-Suite Bathroom** Panelled bath, low level flush w.c., pedestal wash hand basin, part tiled walls.

**Bedroom Two** 16' 0 maximum" x 13' 10 maximum" (4.88m x 4.22m) Built-in wardrobe cupboards, leaded light windows, radiator, views towards the South Downs.

**Bedroom Three** 14' 10 maximum" x 13' 7 maximum" (4.52m x 4.14m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards, pedestal wash hand basin.

**Cloakroom** Low level flush w.c.

**Inner Hallway** Radiator, shelved linen cupboard, part panelled walls.

**Secondary Staircase:** Leading to kitchen/breakfast room.

**Bedroom Four** 12' 2 maximum" x 10' 11 maximum" (3.71m x 3.33m) Leaded light windows, built-in wardrobe cupboards.

**Family Shower Room** Folding glass screen with independent shower unit, radiator.

**Family Bathroom** Jacuzzi bath, bidet, low level flush w.c., pedestal wash hand basin, fully tiled walls, heated towel rail, radiator.

**Auxiliary Area** Built-in shelving, space and plumbing for washing machine and tumble dryer.

**Stairs to:**

**Second Floor**

**Bedroom Five** 25' 0 maximum" x 16' 5 maximum" (7.62m x 5m) Radiator, built-in wardrobe cupboards, views towards the South Downs, leaded light windows, eaves storage cupboard, walk-in storage room.

**Outside**

**Front Garden** Accessed via double wrought iron gates, enclosed by high brick walling, large paved terraced area and hedging, leading to extensive gravelled parking area leading to:

**Detached Double Garage** 24' 1" x 18' 6" (7.34m x 5.64m) Twin up and over doors, power.

**Detached Studio** 14' 0" x 7' 7" (4.27m x 2.31m) Power and light.

**GARDENERS COTTAGE** Outside veranda, pitched tiled roof, comprising:

**Sitting Room** 17' 11" x 10' 10" (5.46m x 3.3m) Feature open fireplace with brick surround and plinth and built-in shelving, built-in storage cupboards, door to:

**Kitchen** 9' 5" x 7' 0" (2.87m x 2.13m) Range of wall and base units, fitted electric oven and hob and extractor over, part tiled walls, space and plumbing for washing machine.

**Bedroom** 16' 0" x 9' 5" (4.88m x 2.87m) Built-in bedroom furniture and storage cupboards, door to:

**En-Suite Shower Room** Walk-in double shower with overhead soaker and fitted 'Mira' independent shower unit, inset wash hand basin with toiletries cupboards under, low level push flow w.c.

**Outside**

The property is approached via wrought iron double gates secluded behind a brick and flint wall, with extensive gravelled driveway parking leading to a detached double garage, additional side section of garden with separate road access, detached garage and adjoining log store. A large south west terrace runs along the rear of the house offering views over the gardens and Arun valley. The garden comprises of various levels with formal lawned area, parterre hedging, orchard area, allotment section with greenhouse, fruit cages and outbuilding with wrought iron fencing segregating the adjoining paddock and field.

**Location**

Wysh House enjoys the most delightful location in the heart of The South Downs Area of Outstanding Natural Beauty, with far reaching views over the Arun Valley. Less than a mile away, the village of Amberley has its own store and post office, a picturesque church, 2 pubs and the award-winning Amberley Castle hotel, with other places to eat and drink nearby, along with the main line railway station serving London (Victoria). A further range of amenities is available in towns within the near vicinity. In addition to the well-regarded Amberley primary school, there are several schools within easy reach, including Dorset House, Arundale, Slindon and Seaford Colleges and Windlesham House School. Recreational amenities include golf at several nearby clubs, including The West Sussex and West Chilmington, polo at Cowdray Park, racing at Goodwood and Fontwell Park, sailing at Chichester harbour and the renowned Festival Theatre at Chichester. The South Downs Way passes the house and there is unrivalled walking and riding on the Downs and in the Arun Valley.

**Agents Note:** A small section of land is un-registered. However, this will be dealt with on point of sale by way of an insurance policy.

**EPC Rating:** Band F.



## New Barn Road, Amberley, Arundel, BN18

Approximate Area = 3726 sq ft / 346.1 sq m (includes garage)

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Gardener's Cottage = 487 sq ft / 45.2 sq m

Garages = 850 sq ft / 78.9 sq m

Outbuildings = 340 sq ft / 31.5 sq m

Total = 5508 sq ft / 511.6 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). © nitchcom 2025. Produced for Fowlers Estate Agents. REF: 1334189



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



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk)

01903 745844

Managing Director:  
Marcel Hoad MRICS

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