



Orchard House

Highground Lane, Barnham, West Sussex





Orchard House

Situated in a secluded semi rural private road on the edge of this well known village, an extensive and recently renovated detached home set within beautifully maintained grounds

Gross Internal Area 4,272 sq ft

GROUND FLOOR

- Reception hall
- Inner/central hall
- Sitting room
- Kitchen/breakfast room
- Study
- Family/television room
- Utility room
- Cloakroom
- Bootroom

GARDEN & GROUNDS

- Ample parking
- Long driveway
- Extensive landscaped gardens
- Patio areas
- Large fenced kitchen garden

FIRST FLOOR

- Main bedroom with en suite bathroom and dressing area
- 4 further bedrooms (2 en suite)
- Family bathroom
- Large landing

OUTBUILDINGS

- Detached double garage
- Workshop
- Games room/studio
- Greenhouse



The Property

This substantial and well presented property is situated in a most sought after, semi rural location, being easily accessible to Barnham mainline station with its London and coastal service.

In recent years the property has undergone a major program of renovation throughout and today provides bright and spacious family accommodation. The double aspect sitting room is a fine, split level room with feature wood burning stove and lovely views over the formal gardens. Steps from the drawing room lead to a useful private study area and west-facing concertina doors open to the garden. Ideal for family living there is a separate television/playroom. The beautiful kitchen/breakfast room is fitted with a range of units and has various integrated appliances, including a five oven Aga, butler sink, breakfast bar and space for a family table and chairs. Concertina doors open to a west-facing patio. There is a separate utility room and a ground floor cloakroom. Completing the ground floor accommodation is a large reception hall, with custom built-in display and storage units, a substantial central hallway and a bootroom opening onto the back garden.







The first floor has five double bedrooms with a superb main bedroom having a dressing area and a beautiful en suite bathroom. From this bedroom there is a lovely rural outlook across paddocks towards the conservation area. Two further bedrooms (one of which has access to an exterior staircase to the rear garden) have en suite shower/bathrooms, whilst the stylish family shower room is located off a spacious landing.

Outside, the property stands amongst well maintained landscaped gardens, with the enclosed southerly garden laid to lawn with a wildlife pond, raised bedding and patio area. The rear garden provides a substantial and enclosed kitchen garden with an attractive greenhouse, orchard and large areas of lawn with trees and flowering shrubs and plants. The paved terrace is perfect for alfresco dining with further flower beds, herb garden and water feature.

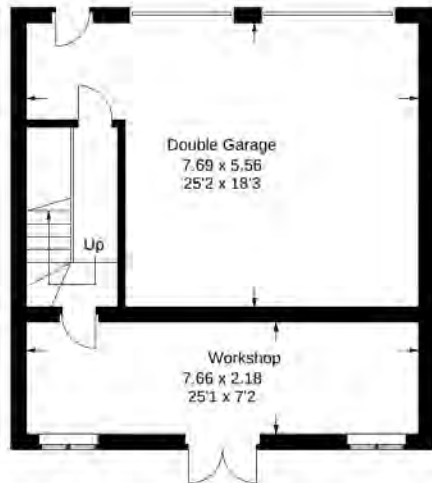
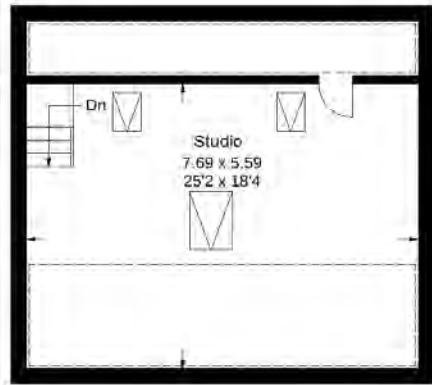
Approached from a long gravel driveway there is parking provided for a number of vehicles along with access to a detached double garage, which has a workshop to the rear and comfortable home office/studio room above.

Planning permission (Arun planning ref: BN/125/19/HH) has been obtained to convert the studio into a home office suite/Yoga Studio or self contained annexe.





ORCHARD HOUSE PROPERTY PLANS



Outbuildings



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor

Gross Internal Area	281.8 sq m 3,033 sq ft
Reduced Headroom	115.1 sq m 1,239 sq ft
Total	396.9 sq m 4,272 sq ft

Location

Orchard House is located close to the conservation area of Old Barnham off Highground Lane, a sought after and private semi rural no through lane. The village itself has an excellent range of shops and services including a pharmacist, convenience store, veterinary practice and eateries. The nearby church of St Marys is of Norman descent, though was rebuilt in the 13th century. Situated across the former Arundel to Chichester Napoleonic canal, stunning rural walks are easily accessible, including a cycle path towards Flansham and the coast beyond. Barnham has an active village hall and playground (within walking distance) and the mainline station serves Gatwick Airport, London (Victoria), Portsmouth and Brighton. A short drive away is the popular beach at Climping along with the Bailiffscourt hotel, which has a popular restaurant and health spa.

Activities

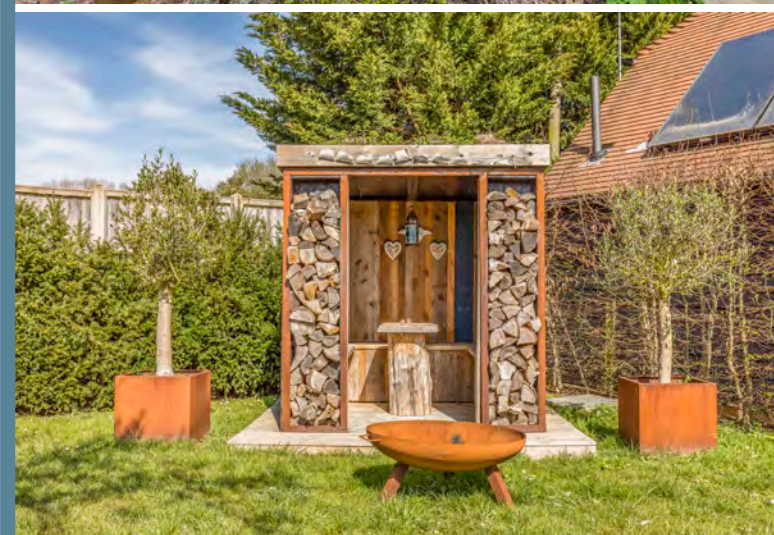
Chichester lies 8 miles to the west and offers a comprehensive range of shopping, cultural and leisure facilities including the renowned Festival Theatre and Pallant House Gallery. Arundel (seat of the Duke of Norfolk) lies 8 miles to the north east, also offering a variety of craft and antique shops, range of restaurants, museum and library. There are a huge range of nearby leisure facilities, including, horseracing, flying and golf at Goodwood, where the annual Festival of Speed and Revival meetings are also hosted. Aside from land based activities within the South Downs National Park, sailing and further watersports can be enjoyed on Chichester Harbour and from nearby Littlehampton. The property is accessible to a wide range of schools for all ages including the Philip Howard Secondary School in Barnham, The Prebendal School in Chichester, Westbourne House and Seaford College.

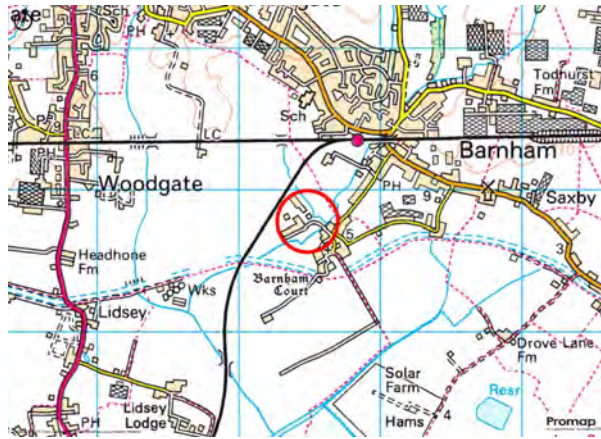
Distances & Transport

Barnham Station and Shops: 0.8 miles | Climping Beach: 4.2 miles | Chichester: 8 miles | Arundel: 8 miles |

Goodwood: 8 miles | Gatwick Airport: 45 miles | Central London: 67 miles

All distances are approximate and via road





General Information

TENURE: FREEHOLD

EPC RATING: D

POSTCODE: PO22 0BT

SERVICES:

Mains Electricity, Water, Drainage, Oil-fired central heating

ARUN DISTRICT COUNCIL:

01903 737500

WEST SUSSEX COUNTY COUNCIL:

01243 777100

Viewings strictly by appointment with the sales agent Tod Anstee

Virtual viewings available upon request

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