



# Summerdyne

Broadwalk, Forestside, West Sussex



**Tod  
Anstee**  
Property Consultants









# Summerdyne

Situated on the edge of Stansted Forest with stunning rural views, Summerdyne is a spacious, well-presented and adaptable home (2,882 sq ft approx.) with the benefit of beautifully maintained gardens and proximity to some of the regions most popular downland villages.



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Gross Internal Area 2,882 sq ft

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## MAIN HOUSE

### GROUND FLOOR

Entrance Hall  
Spacious Sitting Room  
Dining Room  
Conservatory  
Kitchen/Breakfast Room  
Study  
Bedroom 4  
Bathroom  
Utility Room

### FIRST FLOOR

Main Bedroom (en suite  
bathroom and walk-in  
wardrobe)  
Two further bedrooms

## GARDENS AND OUTBUILDINGS

Beautifully maintained gardens amounting to 1/3 acre  
Detached double garage  
Covered parking area  
Attached tandem garage/workshop  
Ample driveway parking  
Greenhouse  
Summerhouse



# The Property

Nestled on the edge of Stansted Forest with stunning rural views towards the East and West, Summerdyne provides well-appointed accommodation across two floors. This spacious property provides an adaptable layout and in our opinion is equally suited for family living or as a home to downsize to in a lovely rural setting.

The property has four reception rooms including a spacious sitting room of over 28' in length and well-proportioned dining room, both having fireplaces fitted with wood burning stoves and doors out onto the surrounding gardens. A study provides useful space for those wishing to work from home and a garden room adjacent to the sitting room also has doors onto the terrace. The west-facing kitchen/breakfast room is well appointed with integrated appliances and ample storage units. Outside the kitchen there is access to a covered car port, providing weatherproof access if returning home in wet weather. Completing the ground floor accommodation there is a large ground floor bedroom and a family/guest bathroom. Three further bedrooms are arranged on the first floor, including a principal en suite bath/shower room. All the bedrooms provide lovely views over the garden and open fields beyond. Accessible and ample storage space is provided within the eaves.







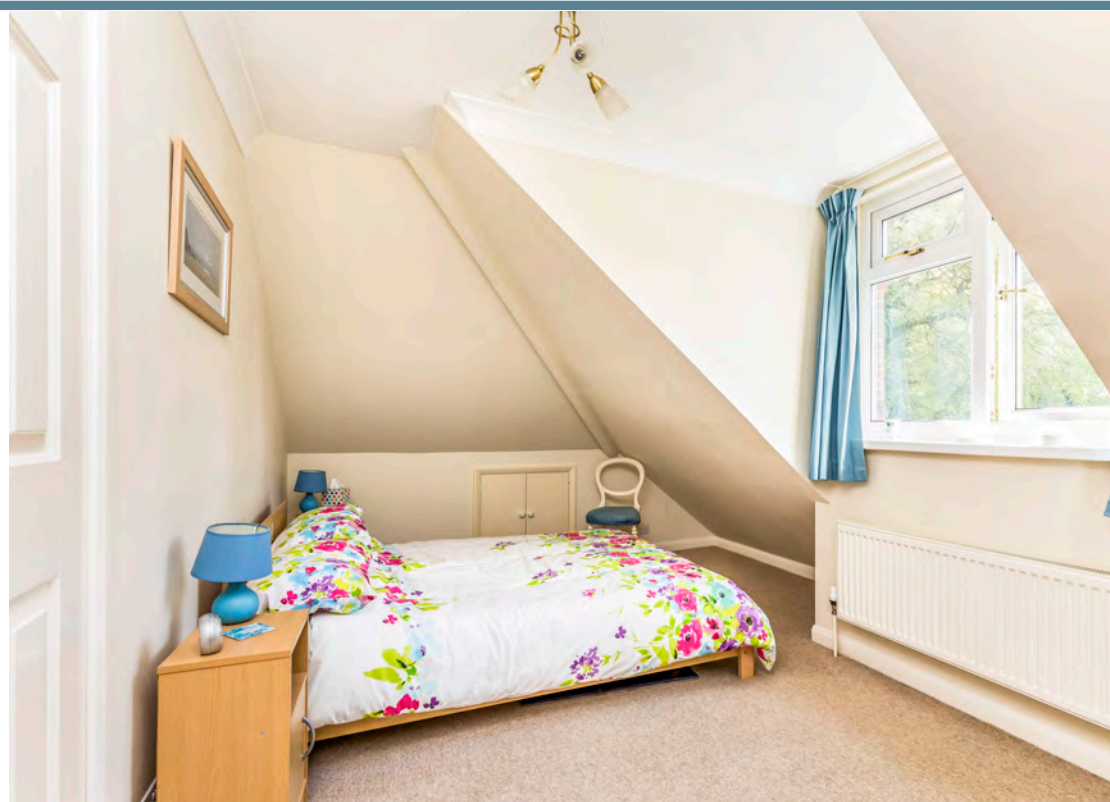
## Gardens and Outbuildings

A particular feature are the stunning gardens surrounding the property. To the front of the house there is a central lawn surrounded by neatly clipped bushes and evergreen shrubs. A pond and water feature creates an attractive focal point. Behind the house a terrace with decorative brick sets is approached by way of doors from the garden room, dining room and utility room. Throughout the garden there are seating areas with various views over the garden, adjacent fields and neighbouring Stansted Forest. Well maintained areas of lawn are surrounded by mature shrubs and a number of ornamental firs. A further area of lawn to the eastern boundary has a pretty summer house, vegetable patch and trained cherry tree with bench seat, surrounded by lawn planted with crocuses, daffodils and snow drops. This tranquil area of the garden has lovely views to adjacent fields and the neighbouring forest. Towards the rear of the garden there is a greenhouse.

Summerdyne is approached on a gravel driveway with ample parking located towards the front. There is an attractive and detached barn-style open fronted double garage together with a tandem garage/workshop and covered parking area immediately adjacent to the house. An external utility room within the covered area provides a good range of fitted cupboards, butlers sink, plumbing for a washing machine and also houses the Worcester oil-fired boiler.



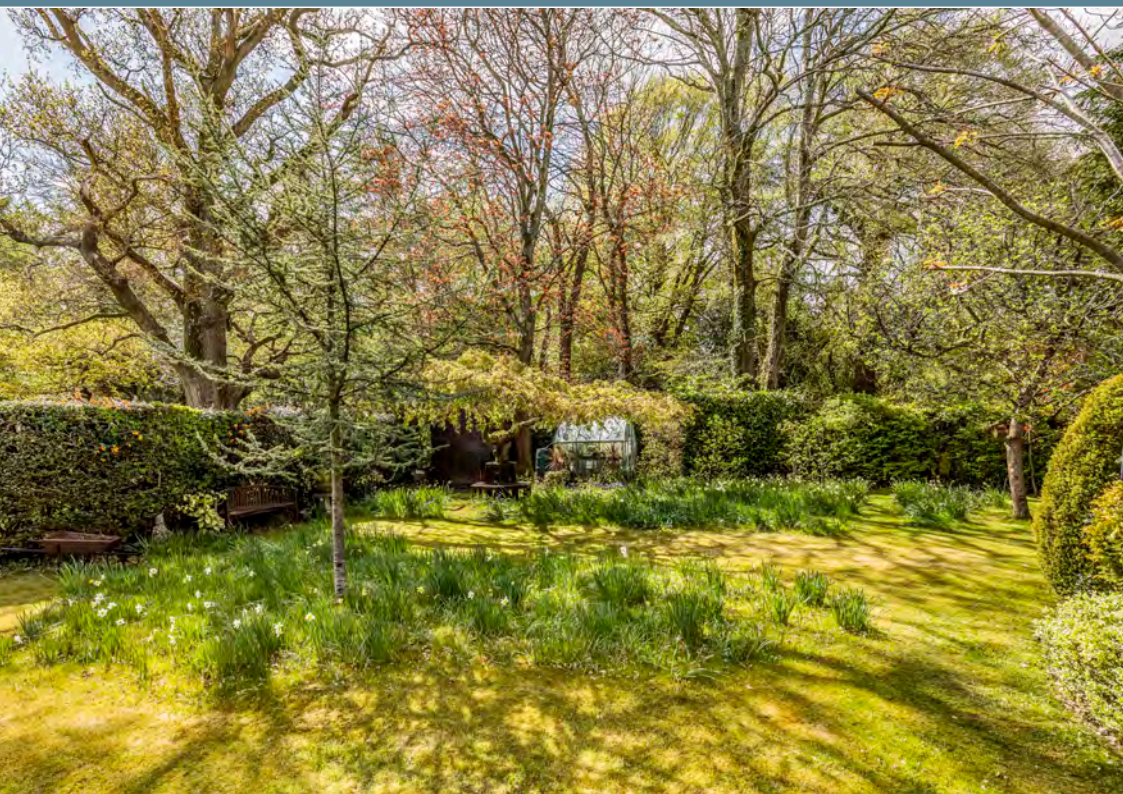








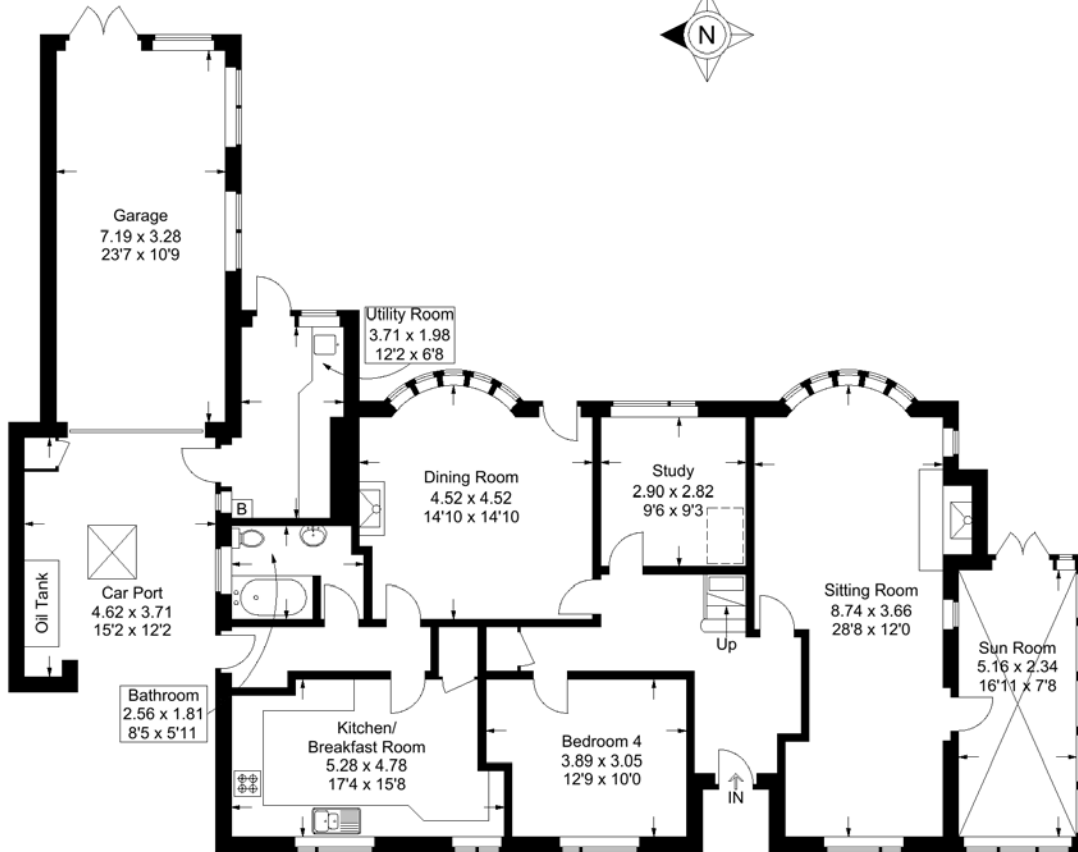




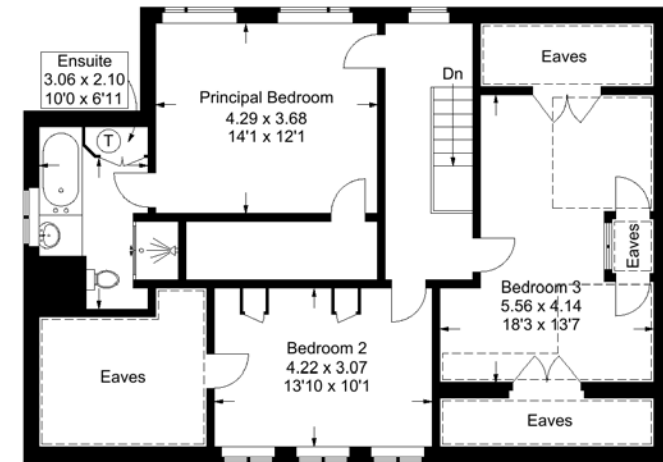


# Summerdyne, Broad Walk, Forestside, Rowland's Castle

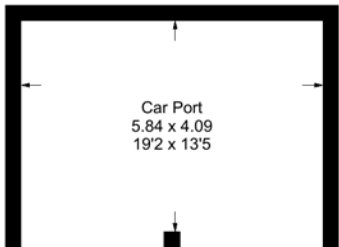
Approximate Gross Internal Area = 267.7 sq m / 2882 sq ft  
 Outbuilding = 24.7 sq m / 266 sq ft  
 Total = 292.4 sq m / 3148 sq ft



Ground Floor



First Floor



Outbuilding

= 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.



# Location

This is a much sought after rural setting with access to many acres of beautiful walking countryside, including the long distance paths of Monarchs Way and the Sussex Border Path. Nearby Stansted House hosts a variety of events during the year. The hamlet of Forestside has a village hall and church (within level walking distance), whilst further shopping facilities and a mainline station to London Waterloo and Portsmouth can be found in the nearby village of Rowlands Castle. The nearby village of Compton also has a popular primary school along with a village shop, tea room and public house. A further public house is located in the attractive downland village of West Marden, just over a mile away. The surrounding area is within the South Downs National Park and designated as an Area of Outstanding Natural Beauty.

## CHICHESTER

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector, which includes the highly popular Church's College in Petersfield and Ditcham Park School (5 miles distant).

## SPORTS & COUNTRY PURSUITS

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood, and bathing off the beaches at the Witterings. Chichester Harbour has a multitude of moorings (subject to availability), with access from the popular harbourside town of Emsworth, just 5 miles distant. Other local attractions include: the Weald and Downland Open Air Museum (home of the BBC's "The Repair Shop"), West Dean Gardens, Queen Elizabeth Country Park, Fishbourne Roman Palace, Goodwood House, Petworth House and adjacent Stansted Park.

## DISTANCES & TRANSPORT

Stansted House: 1.5 miles  
West Marden: 1.2 miles  
Rowlands Castle Railway Station: 2.5 miles  
A3(M): 4.4 miles

Goodwood: 12 miles  
Emsworth (Chichester Harbour): 5 miles  
Chichester: 11 miles  
Central London: 68 miles

All distances are approximate and via road.

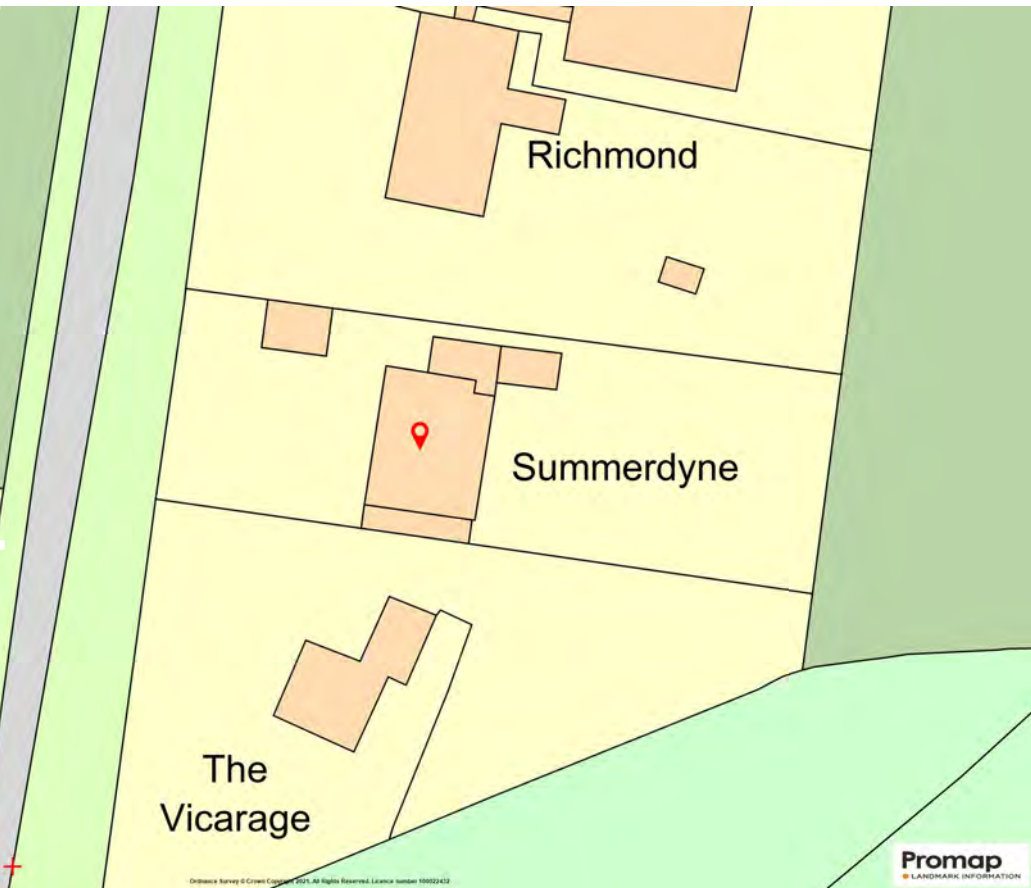


nearby Stansted House



nearby Emsworth





### GENERAL INFORMATION

**FREEHOLD**  
**EPC Rating: D**  
**Postcode: PO9 6EE**  
**Services:** Mains electricity, water. Private drainage. Oil fired central heating

**Chichester District Council:**  
 01243 785166  
**West Sussex County Council:**  
 01243 777100

Viewings strictly by appointment with sales agent. Virtual viewings available upon request.



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