



The Bull House

NORTH MARDEN | CHICHESTER | WEST SUSSEX | PO18 9JU

Wilson | Hill

Drawing Room | Sitting Room | Dining Hall | Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom with Ensuite Shower Room | Dressing Room/Bedroom 5
2 Further Bedrooms | Family Bathroom | Study/Bedroom 4 | Shower Room | Studio | Lobby (linking Courtyard with rear garden) | Carport | Parking in 2 separate areas
Delightful Courtyard Garden | Gardens and Grounds of approximately 0.5 acres (0.22 ha)
Chichester 9 miles, Petersfield 7.2 miles, Midhurst 10.5 miles, Guildford 32 miles, Portsmouth 17 miles. A3 (at Petersfield) 8 miles, A27 7.6 miles
Mainline stations at Petersfield and Chichester



| The Property

The Bull House is an attractive, stylish and comfortable brick and flint country property offering an abundance of character throughout whilst carefully combining the more modern conveniences attributed to current day living. Arranged around a beautifully landscaped courtyard garden, the accommodation is principally of a lateral arrangement offering well proportioned, light and versatile living.

The property is ideally suited for entertaining given that it offers direct access to the courtyard garden from many rooms, in particular the dining hall with its bank of retracting doors providing an outside feel inside. Notable features include a glass double fronted fire in the drawing room/dining hall, exposed brick pavers in the dining hall, many exposed timbers, beams, natural stone walls and wooden floors.



cathedral city of Chichester which is within easy driving distance with its station serving the south coast route and Petersfield is just over the Downs with its station serving London Waterloo and providing access to the A3. The area is well served by excellent state and private schools (including Westbourne House, Ditcham Park and Bedales in the private sector). The Goodwood Estate is also nearby with its wonderful choice of sporting events from the world-renowned Revival and Festival of Speed to Glorious Goodwood for horse racing and the Goodwood Aerodrome.



Location

Situated within the heart of the South Downs, an area of outstanding natural beauty with excellent walking all around, The Bull House enjoys a rural yet convenient situation being the most northern of the eight villages of the Octagon Parish. It is close to South Harting and larger locations such as the

Outside

The enclosed courtyard garden offers a formal yet calming atmosphere which has been thoughtfully designed and arranged to offer differing areas providing various relaxing and dining environments. The remainder of the gardens and grounds provides

parking for several vehicles in two separate areas either side of the property, a carport with electric car charging point, an established vegetable and naturalist habitat area and lawned gardens to the rear and side of the property which partly abuts open farmland. In all the gardens and grounds extend to approximately 0.5 acres (0.22 ha).





Approximate Floor Area = 343.0 sq m / 3695 sq ft
 Carport = 31.0 sq m / 335 sq ft
 Total = 374.0 sq m / 4030 sq ft

Directions to PO18 9JU

Leave Petersfield on the B2146. At South Harting turn right and carry on south out of the village taking the left turn up Harting Hill towards Chichester on the B2141. After approximately 2.5 miles take the right hand turn to North Marden where The Bull House will be located on the left-hand side prior to the right hand bend on the lane.

From Chichester leave on the A286 passing through Lavant and taking the left fork signposted Petersfield and Harting on the B2141. After about 5 miles take the left hand turning into North Marden where The Bull House will be found after a short distance on the left-hand side.

 **WHAT3WORDS** ///happier.tuck.drummers



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Agents Note: A right of way (footpath) exists over the land to the east of the barns. The route of this is along the field side of the fence.

The neighbouring property (Owls House) has a right of access over The Bull House driveway.

Viewing strictly by appointment.

Services: Oil fired central heating, mains electricity, private water supply. Private drainage. Electric car charging facility.

Local Authority: Chichester District Council, www.chichester.gov.uk, 01243 785166

Council Tax: Band E. **EPC:** E5.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated November 2022

