



FORGE HOUSE

PETER HUGHES
country property





FORGE HOUSE, THE STREET, SUTTON, WEST SUSSEX RH20 1PS

Guide Price – £1,350,000 – Freehold

- Reception/dining hall • Drawing room • Garden room • Study • Family room • Utility room • Cloakroom
 - Master bedroom and dressing room • 5 further bedrooms • Nursery room • 2 bathrooms • Second floor bedroom and store room
 - Entrance drive providing off street parking • Garage with a store to rear • Large rear garden • In all extending to about 0.5 of an acre
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DESCRIPTION

Forge House is a very attractive Grade II listed detached house with spacious and flexible accommodation, situated in one of the best positions in the very popular Downland village of Sutton and with far reaching rural views towards the South Downs. The house is believed to date from the 1700s and has a handsome front elevation comprising stone with brick quoins, interspersed with painted wooden casement windows, all under a high pitched and hipped roof covered in clay tiles. The well-presented accommodation has much charm and character with good ceiling heights and many period features including exposed timbers, wooden floors and inglenook fireplaces. The property has been enlarged several times, including a striking, more modern, two storey addition at the rear which was built by Sir Gerald Barry, Director General of the Festival of Britain, much of which was planned at the house. The flexible living space extends to about 4,447 sq. ft., much of which has been updated in recent years including the creation of a splendid kitchen/breakfast room, with Aga, and which has the most stunning views over the garden, onto Bignor Park and far reaching rural views for miles along the South Downs. It is considered there may be the potential to alter the layout of the first floor to create ensuite bathrooms, subject to all the necessary consents.

Outside, an entrance drive at the front and to the side provides parking for 2-3 cars. This also leads to the large garage, which has a door opening into the house. At the rear of the garage is a store. The rear garden is a very good size, mainly laid to lawn and bordered on one side by a stone wall and the other by mature shrubs and trees. A large paved terrace runs along the back of the house, with access from the kitchen/breakfast room, study and garden room. From much of the property there are the most stunning, far reaching rural views. In all the property extends to approximately 0.5 of an acre.

LOCATION AND AMENITIES

Forge House is situated in an idyllic village location within the very popular location of Sutton, an unspoilt Downland village situated within the South Downs National Park. The village has the medieval Church of St John the Baptist, the White Horse Public House and a Village Hall. It is a particularly tranquil part of West Sussex yet accessible to Petworth, Arundel and Chichester. There are many footpaths and bridle paths nearby and about 1 mile away is the Roman Villa site of Bignor. Petworth, a bustling market town with a good selection of independent shops, cafes, pubs and restaurants, is approximately 4.5 miles to the north/west and Pulborough with its mainline railway station about 6 miles to the north-east. The popular city of

Chichester with its excellent range of shops and Festival Theatre is about 12 miles to the south-west. The famous Goodwood estate with its horseracing, motor racing and golf is within about 8 miles. There is also polo at Cowdray, further golf at Midhurst and Pulborough and sailing and other water sports at Chichester.

SERVICES

Mains electricity, water and drainage are connected. Oil fired boiler provides heating and hot water. There is an oil fired Aga in the kitchen with a Companion that has an electric oven and LPG gas hob. BT telephone is connected.

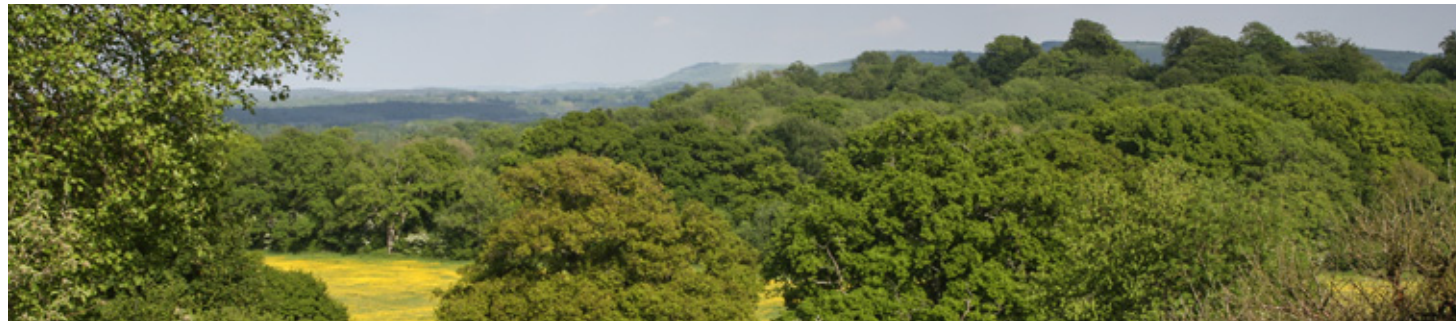
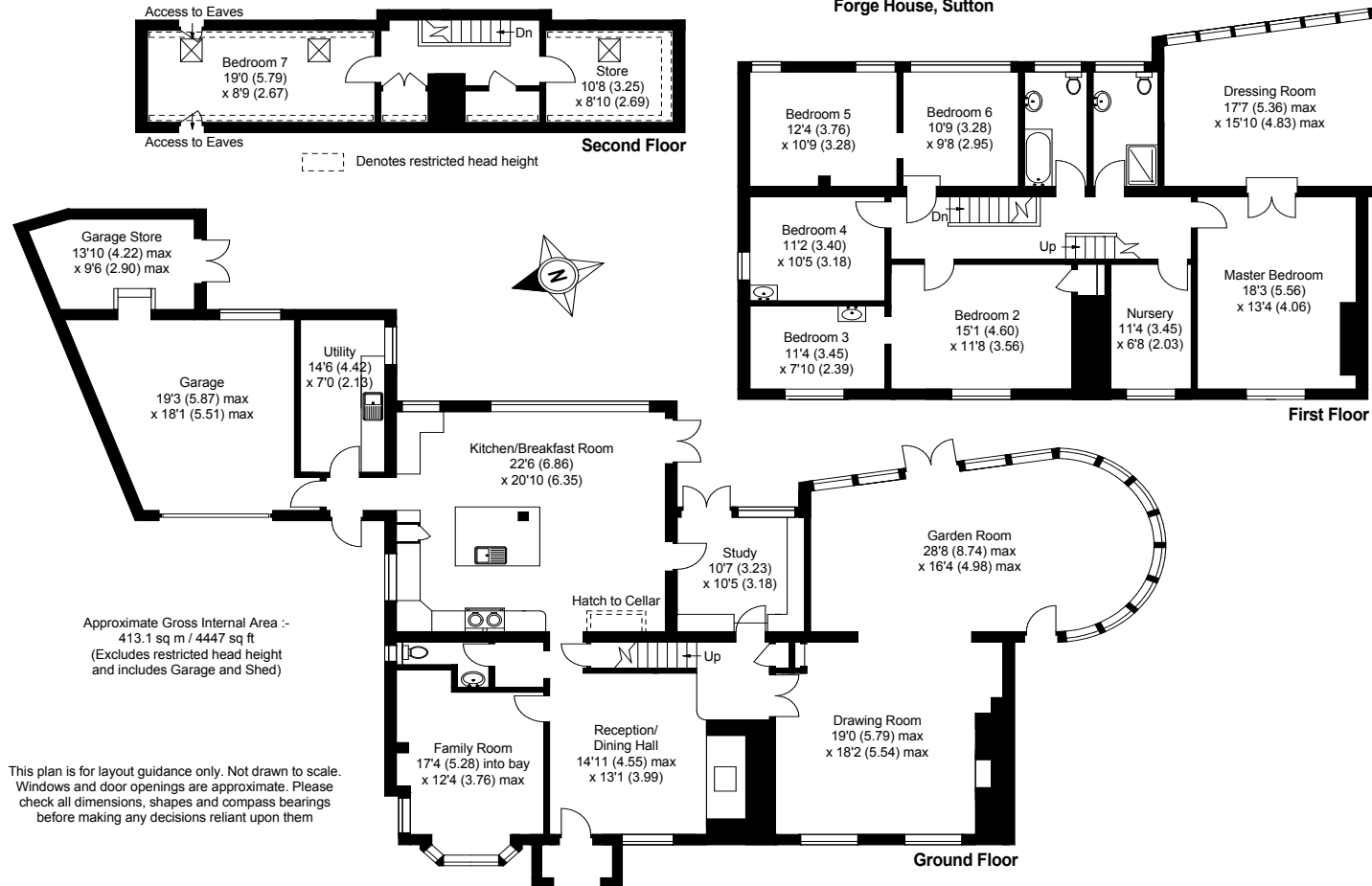
DIRECTIONS

From Petworth take the A285 towards Chichester, after about 1.5 miles, just after Chandlers Builders Merchants on your right, turn left, signposted Sutton, Bignor and Coates. Continue on this road past Burton Pond and turn right signposted to Sutton. On entering the village continue along the lane and Forge House will be found on the left hand side, just beyond the telephone box.

VIEWING

Strictly by appointment with the sole agent
Peter Hughes – country property – 01798 344554

Forge House, Sutton



IMPORTANT NOTICE

Peter Hughes would like to inform all prospective purchasers that these particulars have been prepared in good faith and that all descriptions, photographs, floor plans and land plans are given for guidance purposes only. Any measurements or distances are a guide and should not be relied upon. We have not surveyed the property or tested any of the appliances or services. These particulars do not form part of any contract in relation to the sale.

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