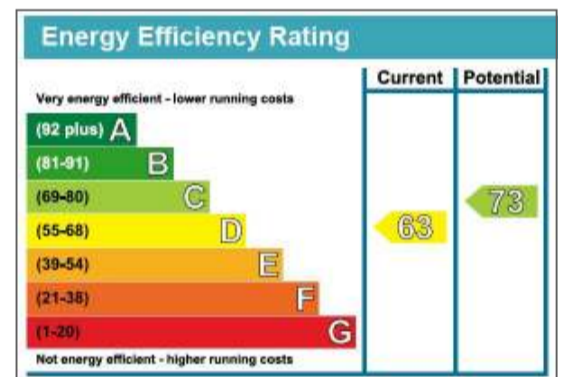
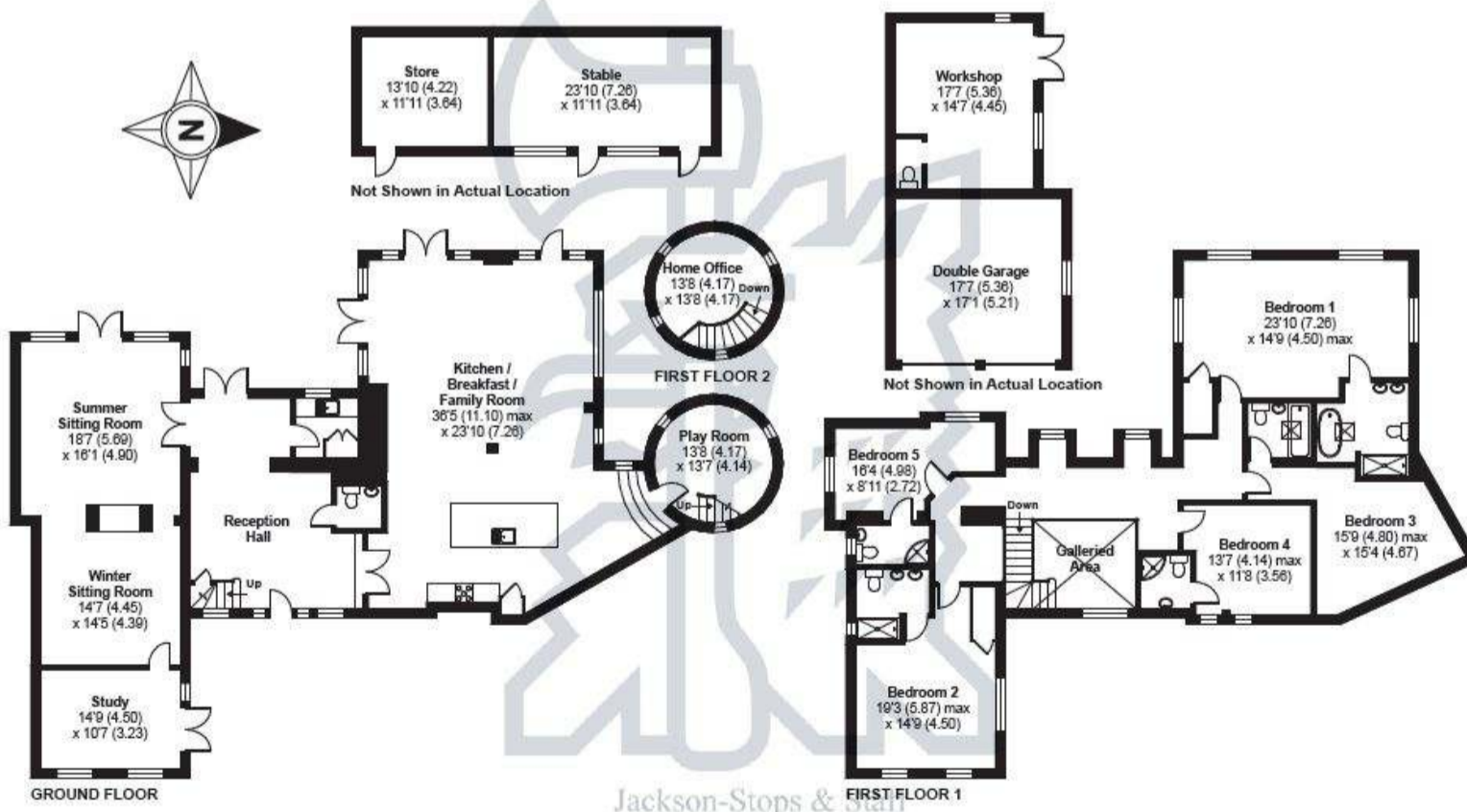




## Hollandsfield Lodge, West Stoke

APPROX. GROSS INTERNAL FLOOR AREA 4715 SQ FT 438 SQ METRES (INCLUDES GARAGE & EXCLUDES OUTBUILDING)



Not to scale—for identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Hollandsfield Lodge, Downs Road, West Stoke, Chichester, PO18 9BP

Chichester 3.5 miles    Goodwood 4.75 miles    Bosham Sailing Club 5 miles  
Westbourne House School 6.9 miles    West Wittering 11 miles

Set in some 2.6 acres of gardens and grounds surrounded by the rich countryside of the South Downs National Park, close to Kingley Vale. A beautifully presented Victorian country house extended and refurbished to a high standard providing a superb family home within easy reach of Chichester and local schools.

Dramatic Vaulted Reception Hall – Cloakroom – Utility Room – Summer Sitting Room – Winter Sitting Room – Study – Kitchen/Dining/Family Room – Playroom – Home Office –

5 Bedroom Suites including Master and Guest suites – Double garage – Workshop/Store – Stable Building and Tack Store – Formal Gardens – Paddock –  
In all 2.6 acres

**PRICE GUIDE: £1,895,000 FREEHOLD**

### The Property

This beautifully refurbished Victorian house combines the character and charm of an older building with the sleek modern finishes of a contemporary home in a superb rural setting.

The welcoming Reception Hall has a 17' high vaulted ceiling with galleries on two sides, flooding the space with natural light, whilst double doors open on to the terrace and gardens beyond. To the south, double doors from the Reception Hall open on to the Summer Sitting Room with large picture windows and double doors opening on to the garden. A central fireplace creates an attractive focal point to the room with openings on either side, leading through to the cosy Winter Sitting Room and beyond to the Study.

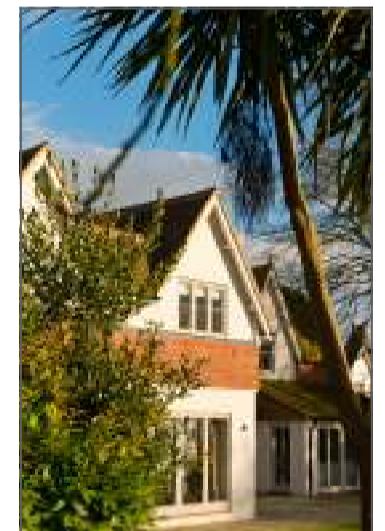
The Kitchen/Family Room is over 36' in length and is the focus of family living with triple aspect views and doors on to the terrace and gardens. The Kitchen is fitted with a stylish range of contemporary units and stone work surfaces together with a comprehensive range of integrated appliances. Gently rising curved steps lead from the kitchen area to the adjoining tower, formerly a falconry, which has been converted to create a ground floor playroom within easy access of the main family living area. From here, a curved staircase leads up to a first floor Home Office with decorative up-lighting.

The First Floor accommodation is extensive. The spacious and light galleried landing leads to no less than Five Bedroom Suites including the Master and Guest suites. Accessed by way of north and south landings, this allows the bedroom accommodation to be divided between family and guest accommodation or, alternatively, giving older children a greater degree of independence if desired.



### Gardens & Grounds

Remote controlled gates open on to a long sweeping gravel driveway, passing the fruit orchard and western lawns before turning east towards the house and main parking area with its barn-style garage and workshop. To the north lies a post and rail fenced paddock with nearby stable building and tack store. A west-facing terrace runs the length of the house, approached by way of double doors from the Kitchen/Family room, Reception Hall and Summer Sitting Room. This looks out over a beautiful expanse of neat lawn with well-stocked borders to either side and many impressive mature trees. To the east of the house, a gravelled approach leads to the main front door and entrance porch with a sheltered paved terrace adjacent to the study.



### The Location

Properties seldom become available in the pretty Downland village of West Stoke, conveniently located about 3.5 miles to the north west of Chichester. The hamlet has the extremely pretty ancient parish church of St. Andrew with a village primary school located in neighbouring mid-Lavant. Despite its idyllic rural surroundings, West Stoke is well placed for access to a number of facilities including nearby the Goodwood Estate and Chichester, which provides a wide range of shopping and cultural amenities. The rich countryside of the South Downs is immediately accessible with a wide choice of footpaths, bridle paths and plenty of opportunities for mountain biking. The waters of Chichester Harbour are nearby, with the nearest sailing club being located within 5 miles at Bosham. Goodwood has a private members' club, The Kennels, a country hotel and an extensive range of facilities including clay pigeon shooting, golf, private gym and tennis courts in addition to the internationally known racecourse. The annual Festival of Speed and The Revival have become prominent events in the social calendar. Chichester has a mainline station providing a regular service to London Victoria (1hr 45 minutes) and a slightly faster route runs from Havant to London Waterloo (1hr 20 minutes). Local halts with connections to both services can be found in Bosham, Southbourne and Nutbourne. The A27 coastal road provides good vehicle access to a number of towns and cities along the south coast, including Portsmouth, Chichester, Worthing and Brighton. The A3M provides access to Petersfield, Guildford and London.

### Services

Mains electricity, oil-fired central heating, solar powered hot water system, private drainage, private water supply, water softener.

### Local Authority

Chichester District Council, East Pallant House, Chichester on 01243 785166    Council Tax Band: G