Sparrwood Farm
PLAISTOW • BILLINGSHURST • WEST SUSSEX • RH14 0QF

Chiddingfold 5 miles • Haslemere 7 Miles • Guildford 14 miles • London 47 miles
(All mileages are approximate)

A truly magnificent traditionally built country house with stunning views and surrounded by rolling countryside and woodland at the end of the drive of approximately one mile.

Four spacious reception rooms • Five bedrooms with en suite bathrooms
Kitchen / breakfast room • Utility, cloakroom, boot room
Study • Home cinema • Viewing Tower
Four bay garage • Barn, gardens and paddocks

All set within about 10.1 acres
Additional land up to 161.8 acres (65.48 hectares) available by separate negotiation.
Description
Sparrow Farmhouse sits in a magnificent, secluded position enjoying far reaching views over rolling countryside to Blackdown. The property was designed by Roderick James of Roderick James Architects LLP, a specialist in timber-framed buildings. Built to the highest standard, the spacious accommodation provides ample reception rooms, with a magnificent kitchen/breakfast room/conservatory at the heart of the house. All of the bedrooms enjoy en suite bath/shower rooms, plus dressing rooms. An indoor swimming pool complex has shower and changing facilities. The property enjoys an abundance of green oak and this together with the expansive windows, provides light, natural living spaces.

Outside
Sparrow Farmhouse lies at the end of a mile long drive through woodland, fields and pasture. A gravel courtyard leads onto a number of terrace areas, with well-stocked beds and hedging. The observation tower offers distant views over the stunning countryside. Beyond the gardens is a general purpose barn and a paddock running gently down to an attractive pond. About 10.1 acres (4.09 hectares).

Additional Land
A block of attractive pasture land divided into a number of convenient shaped fields and additional areas of attractive woodland rews and copses. In all about 82.1 acres (33.22 hectares). A block of mixed woodland lying mainly on the east and north side of the farm extending to about 69.6 acres (28.17 hectares). If additional land is not purchased then the vendor reserves a right of access along the drive to the land.
GENERAL INFORMATION

Directions
From London, take the A3 southbound. After passing Guildford, take the exit to Milford and Petworth. Follow the signs for the A283 through Milford and continue through Wormley and Chiddingfold. On leaving Chiddingfold, and after approximately 2.3 miles, turn left at the Fisher Street crossroads, signed Plaistow and Shillinglee. On reaching the village sign for Plaistow, continue for 0.2 of a mile and the drive to Sparrwood Farm will be found on the right. Follow the drive for approximately a mile and Sparrwood Farm is the only property at the end.

Local Authority
Chichester District Concil – 01243 785 166

Services
Mains water and electricity.
Private drainage, oil fired central heating.
No gas.

Tenure
Freehold
Land Registry Title Number WSX312890

Important Notice
There is a public bridle path which runs along part of the drive but away from the house.

Viewings
Strictly by appointment with Savills and Joint Agents Batcheller Monkhouse.
Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 17/02/22 AD.

Photographs taken in May 2016.

Approximate Gross Internal Floor Area
Main House = 681.0 sq m / 7326 sq ft
Garage / Pool Complex = 243.0 sq m / 2614 sq ft
Total = 924.0 sq m / 9940 sq ft

For identification only - Not to scale