

SOUTHOVER, BYWORTH





SOUTHOVER

Byworth

Nr Petworth

West Sussex GU28 0HN

Guide price: £2,950,000

Freehold

Entrance lobby • Entrance hall
Drawing room • Sitting room
Dining room • Large kitchen • Breakfast room
Study • Sun room • Cloakroom • Utility room
Shower room
Master bedroom with ensuite bathroom/dressing
room • 6 further bedrooms
3 further bathrooms
Extensive gardens and grounds, including a
paddock • Gravel entrance drive
5 bay 'barn style' garage • Detached garage
Outbuildings
Superb private rural setting with far reaching
rural views • Planning consent exists for the
construction of an indoor swimming pool complex
and a hard tennis court
In all extending to approximately 4.12 acres



DESCRIPTION

Southover is a substantial country house located in a superb private, rural location at the end of a private lane and with stunning, far reaching rural views towards the South Downs. The property is believed to have been built in 1936 and has attractive elevations and spacious accommodation extending to about 4,607 sq. ft arranged over three floors, with well-proportioned rooms and good ceiling heights. The property has been extensively refurbished in recent years, is immaculately presented and includes many period features such as wood floors, open fireplaces, a superb fitted kitchen with 4 oven Aga, well fitted bathrooms and metal framed, sealed unit, double glazed windows. The approach is over a private lane which leads to a large gravel entrance drive which has extensive garaging to one side. The house is set well within delightful, mature gardens and grounds, with an adjoining paddock and has far reaching rural views over the adjoining farmland and on the South Downs in the distance. In all the property extends to about 4.12 acres.

In 2004 planning consent was granted to extend the house to create additional bedrooms (work which was carried out) and also to build an indoor swimming pool complex and hard tennis court, which were not built but for which consent still exists (Chichester District Council Ref: PW/04/00667/DOM). Further information, including plans, are available upon request.

AMENITIES AND TRANSPORT

Southover is located in a beautiful, private, rural setting within the South Downs National Park, at the edge Byworth about half a mile from the popular Black Horse pub. The house is about 1 ½ miles from the historic old market town of Petworth with a wide selection of independent shops, cafes, restaurants and pubs. Pulborough (4.5miles) has more shopping facilities, a mainline station





(to Victoria and London Bridge) and The West Sussex Golf Club. Midhurst (about 8 miles) has further shopping facilities and the world renowned Cowdray Polo grounds, the Cowdray Park Golf Club and a health club at The Spread Eagle Hotel. The larger town of Haslemere (about 12 miles) also has a mainline station (to Waterloo). Goodwood (about 11 miles) has horseracing, motor racing, golf and a health club. Chichester (about 15 miles) has more extensive shopping facilities and the Chichester Festival Theatre. Guildford (about 23 miles) and London (about 50 miles) are accessed via A283/A3.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating with radiators. Oil fired 4 oven Aga. EPC rating - E

DIRECTIONS

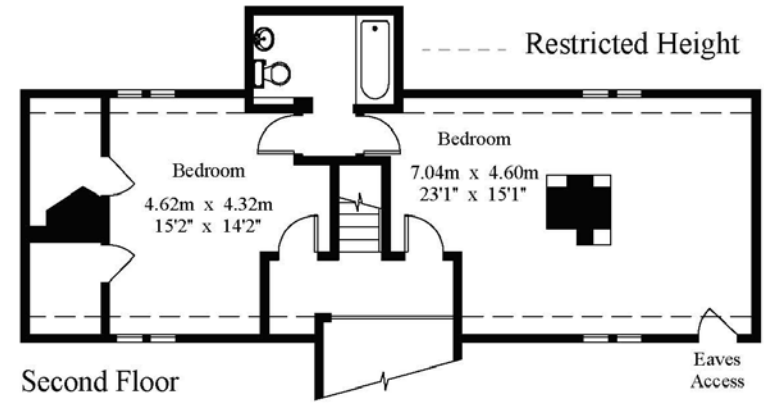
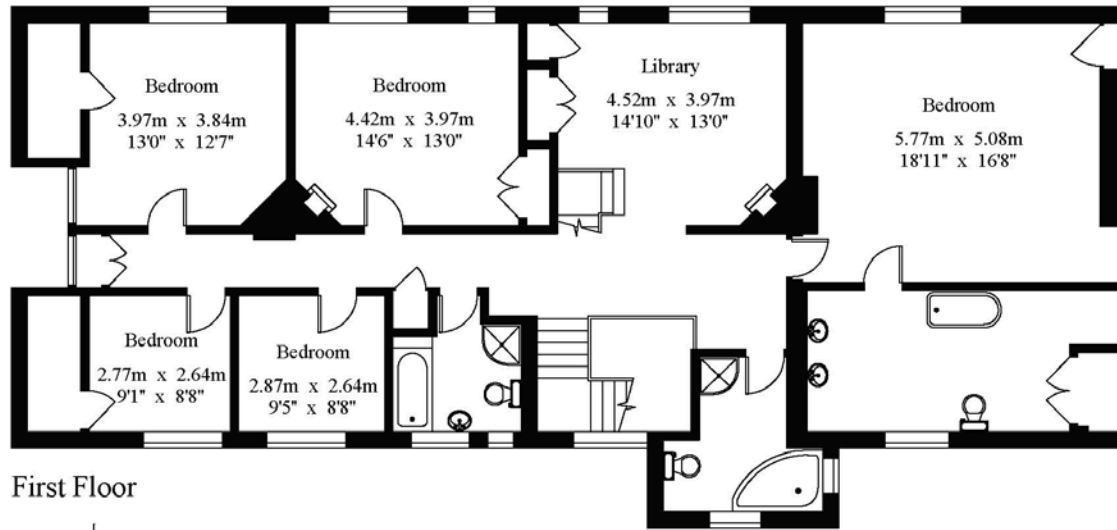
Please call for directions

VIEWING

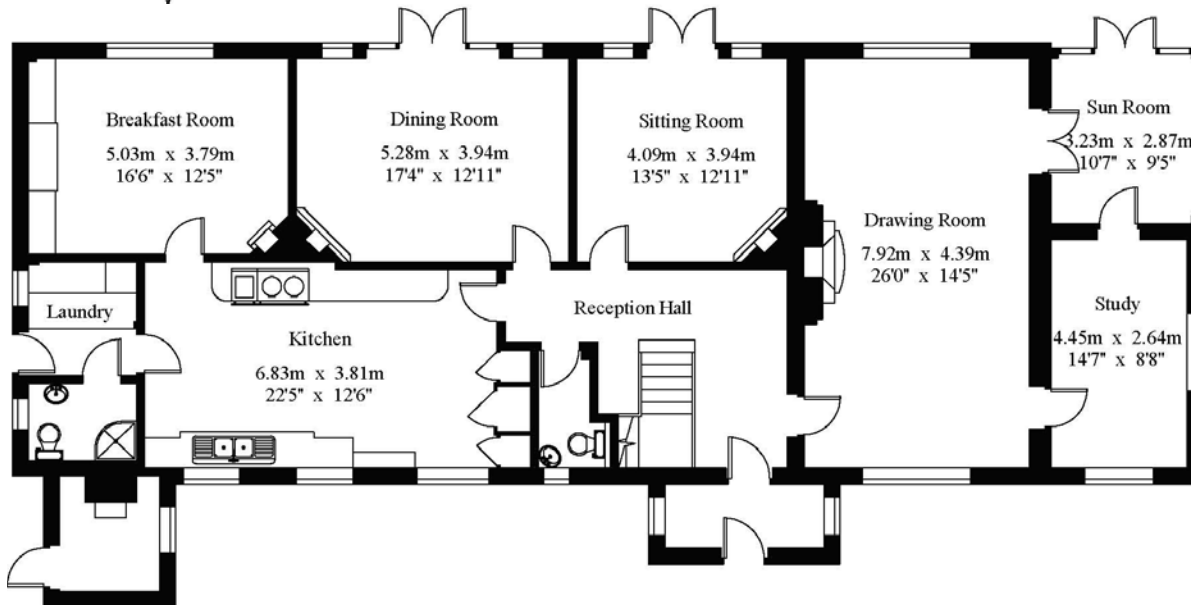
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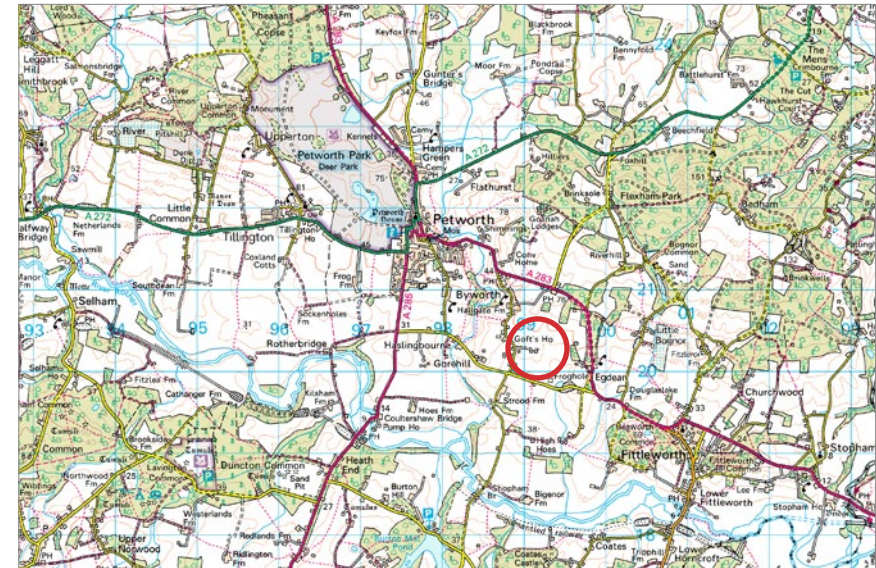
First Floor



Ground Floor

Southover

Approximate Gross Internal Area: 4,607 sq ft/428 sq m





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