



An impressive portion of a historic house in a parkland setting

Kithurst House, 5 St Joseph's Abbey, Greyfriars Lane, Storrington, West Sussex, RH20 4GJ

Guide Price £1,350,000 Share of Freehold. (Tenure 999 year lease)

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Award winning conversion of a historic building

- Many period features
- Four bedrooms and four bathrooms
- Sitting room, dining room and kitchen/ breakfast room
- Delightful mature gardens
- Garaging
- Use of tennis court and garden cottage
- Delightful views

Description

Kithurst House forms part of an impressive and historically significant building that has been used at various times as a convent, a school and a rectory. Electric wrought iron gates provide access to a sweeping driveway along the full width of the property.

Period features abound, including oak panelling, mullioned windows and magnificent fireplaces. Internally, the ground floor accommodation includes an elegant drawing room with beamed ceiling and stone fireplace, a generous dining room and a kitchen breakfast room with fitted units and integrated appliances. To the first floor are four bedrooms, four bathrooms, a balcony and a dressing room.

Externally, the gardens and grounds are delightful, with formal lawns, lily pond and various mature shrubs and specimen trees. A tennis court and small garden cottage are available exclusively for the use of the residents. The garage with electric door and loft storage, can be found within the purpose built garage block, with car washing facilities and a utility / cloakroom area. The property also benefits from an allocated parking space.

Location

Storrington provides a very good range of local shopping

including a Waitrose supermarket, cafes, restaurants, pubs and a selection of speciality shops and services. Two larger and well-known supermarkets are to be found in Pulborough where there is also a main line station offering a regular service to London with journey times from 72 minutes. From Pulborough there are also direct rail links to Gatwick. More extensive shopping, leisure and cultural amenities may be found in Chichester and Horsham.

Road communications are good with the main A29 and A24 trunk routes providing the north-south link for London and the M25. There is a choice of good schools within reach including Windlesham House, Dorset House, Great Ballard, Seaford College and Slindon College among others.

Recreational opportunities include golf at a number of clubs within easy reach including West Sussex, polo at Cowdray Park, racing and flying at Goodwood, gliding at Storrington and sailing at Chichester. In addition the RSPB centre at Pulborough Wild Brooks is a superb venue for birdwatching or simply walking the woods and wetlands. The area benefits from a network of footpaths and bridleways linking you into the nearby South Downs National Park.



Tenure

Share of freehold

Ground Rent

Peppercorn

Service Charge

House £6,977.34 per annum

Estate £1,877.34 per annum

Council Tax

Horsham District Council.

Council tax band, G.

Services

Mains water, electricity, gas,
and drainage.

Viewing

Strictly by appointment with
Savills.

Directions

What3words - ///entrust.
lengthen.twee

Agents note

Furniture and fittings available
by separate negotiation.





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Approximate Floor Area 295.0 sq m / 3170 sq ft (Including Garage)



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