



Traditional country house within a rural hamlet

The Grove House, Little Bognor

Freehold



Kitchen with utility/boot room • Drawing room • Dining room • Sitting room • Conservatory • Five bedrooms • Two bathrooms • Cellar • Two bedroom cottage • Open bay barn • Three stables • Tack room • Feed store • Carport • Workshop • Swimming pool • Orchard • Gardens and grounds in about 10 acres

Description

The Grove House is a most enchanting country house with an abundance of charm enjoying an idyllic spot with beautiful views of its own valley of land. The Grade II listed house offers a high level of privacy and has character features throughout. There is secondary accommodation in the form of a detached two bedroom cottage as well as land and extensive equestrian facilities.

The property represents an excellent opportunity to acquire a rarely available country house in this popular location and is being offered to the market for the first time in over 49 years.

The house is a former Leconfield Estate farmhouse dating from the late 16th century, we understand, and has been built in traditional Fittleworth stone with slate and tile elevations.

Upon entering the property there are three well balanced reception rooms - a drawing room with a marble fireplace, sash windows and high ceilings leading to a dining room with a comfortable sitting room to the rear with a large fireplace. The kitchen has been fitted with a range of units, built-in appliances and a central island. There is a walk in larder, adjoining utility room and a WC.

From the kitchen, steps lead down to a large cellar with ample storage for wine storage. The downstairs is completed by a conservatory that was added by the current owners and is an ideal area to enjoy the wonderful setting and outlook.

To the first floor are two double bedrooms sharing a Jack and Jill bathroom. There are two further double bedrooms serviced by a family bathroom, one is currently presented as a study and all bedrooms enjoy views of the garden and surrounding countryside.

The second floor is a versatile space with a double bedroom and an en suite shower room and an adjoining area that would work well as a home office or playroom.

The Cottage

Grove Cottage provides superb self-contained accommodation adjacent to the main house. The cottage comprises sitting room with open fire, a kitchen, two double bedrooms and a bathroom. There is a courtyard garden to the front with a seating area enjoying beautiful views.





Gardens and Grounds

The gravel driveway leads to the house and has a large parking area with space for several vehicles with a spur that continues on towards the barn with further parking. The gardens are spectacular and have been well tended over the years by the current owner. There are large areas of lawn leading to a ha-ha with paddocks forming a valley into the distance, ring-fenced by woodland on all sides.

A swimming pool requiring refurbishment occupies a very attractive and secluded spot to the north of the grounds.

Beyond the cottage are equestrian facilities consisting of three stables, a tack room and store. There is also a very attractive large, unconverted barn currently being used as a hay store and garaging.

The grounds amount in all to approximately 10 acres.

Situation

The well regarded rural hamlet of Little Bognor occupies an elevated position with Petworth 2 miles to the north west and Fittleworth 1 mile to the south-east, enjoying attractive southerly views over the Rother Valley and to the South Downs beyond. Petworth is a picturesque market town with a good selection of shops and restaurants including the Hungry Guest group comprising a butchers, fishmongers, a delicatessen and a café.

Petworth is surrounded by attractive rolling farmland and adjoining the town is Petworth House and Park, owned by the National Trust.

More extensive shopping facilities can be found at Pulborough and Storrington with a range of independent and local stores as well as larger supermarkets.

Recreational opportunities are many and varied in the local area. There is golf at a number of clubs in the area including Petworth, Chiddingfold and Cowdray Park. There is polo at Cowdray in Easebourne, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world famous motor sport events at Goodwood include the Festival of Speed, the Revival Meeting as well as club and track days for those keen to drive themselves.

There is a wide choice of good schools in the area including Bedales, Highfield, Seaford College, Ditcham Park and Churchers College.

In addition the surrounding countryside provides ample opportunity for walking and riding including several tracks from the house. There are two private members fishing lakes which are approximately 0.5 mile up the lane.





The Cottage



The Cottage



Services

Mains water and electricity. Gas fired central heating. Private drainage.

Local Authority

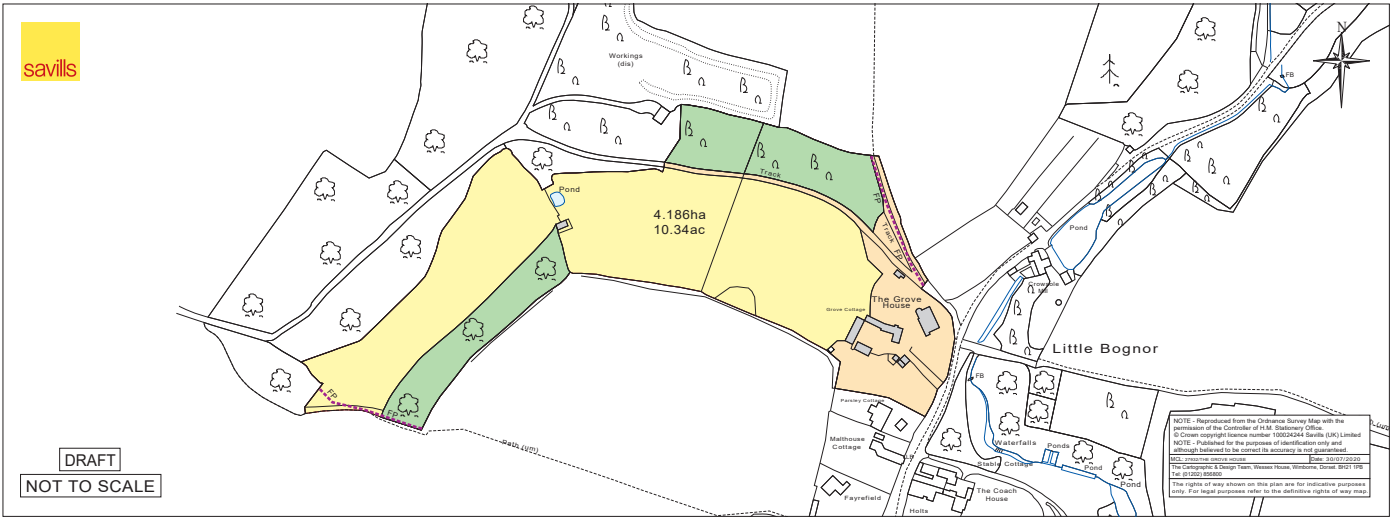
Chichester District Council.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.





The Grove House, Little Bognor

Approximate Area 268.4 sq m / 2889 sq ft

Basement 20 sq m / 215 sq ft

Outbuildings 154.5 sq m / 1663 sq ft (Excluding Carport / Open Barn)

Total 442.9 sq m / 4767 sq ft

Including Limited Use Area (11.1 sq m / 119 sq ft)



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