



Substantial Georgian farmhouse set amidst open farmland

**Choller House Farm**

Freehold

**savills**







Hall • Drawing room • Sitting room • Kitchen/Breakfast room with Aga • Scullery • Studio • Workshop  
• Cloakroom • 4 first floor bedrooms • Bathroom  
• 2 attic bedrooms • Detached annexe comprising 2 bedrooms and 2 bathrooms • Cellar • Lovely landscaped gardens amounting to 1.3 acres

### Description

Choller House Farm is a substantial, characterful farmhouse dating from the medieval period with a Georgian frontage circa 1768, built for the estate of nearby Walberton Park. During our clients ownership the property has been sympathetically restored and maintained providing a comfortable family home in a charming rural setting. Many of the original features remain including fireplaces, an aged staircase, doors and other joinery. Whilst the property may benefit from a programme of modest updating the accommodation and configuration lends itself to being adapted, particularly the workshop, studio and saddlery areas could offer work from home or other uses. The reception rooms benefit from high ceilings and large Georgian sash windows providing natural light. The good sized kitchen with original Purbeck flagstone floor has been remodelled and has an Aga together with doors on to the gardens. On the first floor are four well proportioned bedrooms, the master bedroom has two cedar lined walk in wardrobes. All the rooms have pleasant aspects over the surrounding farmland and the attic bedrooms have far reaching views to the South

Downs or towards the coastal plain.

The Annexe, constructed in 2004 in consultation with the County Conservation architect is a superb two storey building finished in flint and brick, served by its own driveway. The 32' sitting room has a vaulted ceiling with windows across the southern and western elevations providing a fabulous outlook over the gardens and farmland. Complemented by a kitchen, ground floor bedroom and bathroom there is a fine Minstrel's Gallery which creates a versatile living space with an additional bedroom and shower room completing the accommodation.

Outside the farmhouse is approached over a long driveway which also serves the neighbouring farm. Through the private gate the front of the house is bounded by flint walls providing ample parking. On the southern side there is a productive organic kitchen garden and adjacent to the walling is a garden shed and beyond a greenhouse both with electricity. To the rear of the main house is a large top lit, mains supplied workshop and store with development potential. There are a number of mature specimen trees together with an array of established fruit trees.





An enclosed Mediterranean courtyard connects the original house to the annexe. The house is surrounded on all sides by approximately 1.3 acres.

**Location**

Situated on the western fringe of much sought after village, Walberton, adjoining a working farm, Choller House Farm is conveniently placed to benefit from the services of the village which include a Post Office, pub, general store and primary school. Barnham Station is 1 mile away and can be reached by a cycle path at the end of the drive, with a direct line to London Victoria 1hr 23mins, Gatwick Airport 1hr. The historic towns of Arundel and Chichester, 4 miles to the east and 8 miles to the west respectively, both offer great options for shopping, culture and leisure, including the renowned Festival Theatre and Pallant House Gallery while there is polo further afield at Cowdray. Nearby Goodwood offers horse racing, the annual Festival of Speed and The Revival events, as well as The Kennels members club and Goodwood's Golf and Health Club. The South Downs National Park lies to the north providing excellent walking and riding from a network of footpaths and bridleways. The unspoilt SSSI beach at Climping is 4 miles away,

with West Wittering and Chichester Harbour, world famous for sailing, lying 30 minutes to the west. The choice of schools in the vicinity is excellent including Westbourne House, Prebendal, Chichester High School, Great Ballard, Bedales, Windlesham, Seaford College and Bishop Luffa.

**Services**

Mains water, electricity, private drainage, oil fired central heating, rainwater harvesting tank.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills.







# Choller House Farm

**Approximate Floor Area** 361.2 sq m / 3888 sq ft

**Annexe** 157.8 sq m / 1698 sq ft

**Cellar** 28.9 sq m / 311 sq ft

**Total** 547.9 sq m / 5897 sq ft



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savills.co.uk

**Kristin Gjetnes**

Savills Petworth

**01798 343 111**

petworth@savills.com



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