



# Extensive family home in edge of village location

**Idolsfold House, Kirdford, West Sussex, RH14 0JJ**

Freehold









5 bedrooms • 3 bathrooms • Sitting room • Family room  
• Kitchen / breakfast room • Utility • Boot room • Formal  
gardens • Triple garage with studio above • Tennis Court  
• Stabling • Sand school • About 11 acres

### Description

Idolsfold House is a wonderful home set in an idyllic and elevated position within West Sussex countryside. With views over surrounding farmland and excellent equestrian facilities the property offers the opportunity to acquire an exceptional family home set in a generous plot.

The property is approached via electric gates and a sweeping tree lined driveway which leads to the front of the property. Ground floor accommodation is made up of a light and spacious entrance hall, sitting room with exposed brick fireplace, family room, and a generous kitchen / breakfast room with oil fired 4 oven Aga, bespoke solid wood units and French doors onto the garden. The kitchen really is the heart of the home with great entertaining spaces. A rear utility room and boot room provides useful extra storage space.

A wide oak staircase leads from the hallway to the first floor which offers 5 bedrooms and 3 bathrooms, with the 5th bedroom having a small balcony and external staircase. All of the bedrooms are well equipped with storage space and bespoke wardrobes. The first floor offers stunning views across surrounding farmland towards the south downs.

The gardens and grounds extend to about 11 acres in total, and are made up of formal gardens immediately surrounding the house, with paddocks extending further to the boundary. Equestrian facilities include a stable block, tack room, and ménage. Further external features include an all-weather tennis court, fish pond, and a triple garage with studio / office above.

### Location

Idolsfold House is located betwixt the charming villages of Balls Cross and Kirdford. Kirdford is located on the edge of the South Downs National Park approximately four miles to the north east of Petworth and three miles to the north west of Wisborough Green. The village is one of only a few such villages in this part of West Sussex to boast a thriving local store that is well supported by the local community along with two pubs and a church.







The local store offers a good range of shopping for daily needs while more comprehensive shopping can be found in Billingshurst, Haslemere and Petworth. Main line stations at Billingshurst and Witley provide regular services into Victoria and Waterloo respectively.

An excellent choice of local schools includes the Kirdford and Plaistow Primary School in the village and the Weald secondary school at Billingshurst. Similarly, schools in the private sector include Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Pennthorpe.

Kirdford and the surrounding area offers many recreational attractions with golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, 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 and the Revival Meeting.

**Tenure**  
Freehold

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.

**Agents note**  
There is a public footpath that crosses the property from the drive way, exiting beyond the pond.









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**Approximate Area** 267.4 sq m / 2878 sq ft (Excluding Void)

**Garage** 38.9 sq m / 419 sq ft (Excluding Open Garage)

**Outbuildings** 104.4 sq m / 1124 sq ft

**Total** 410.7 sq m / 4421 sq ft



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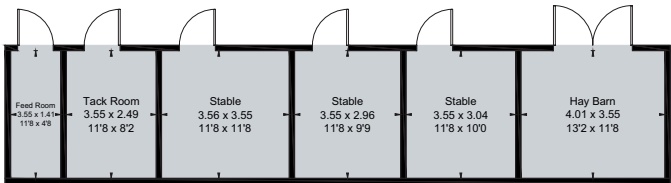
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**James Machell**

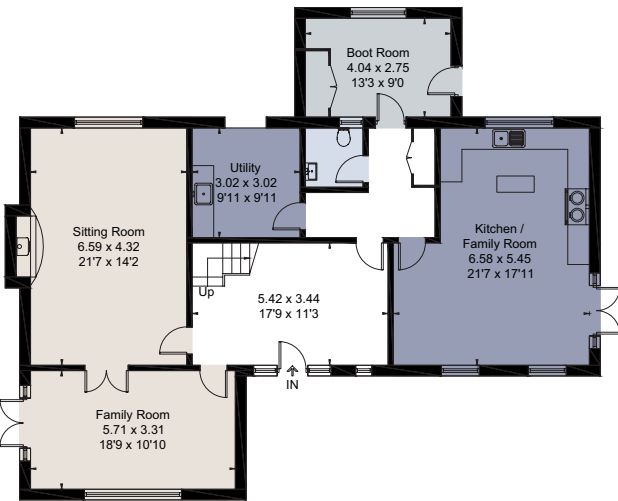
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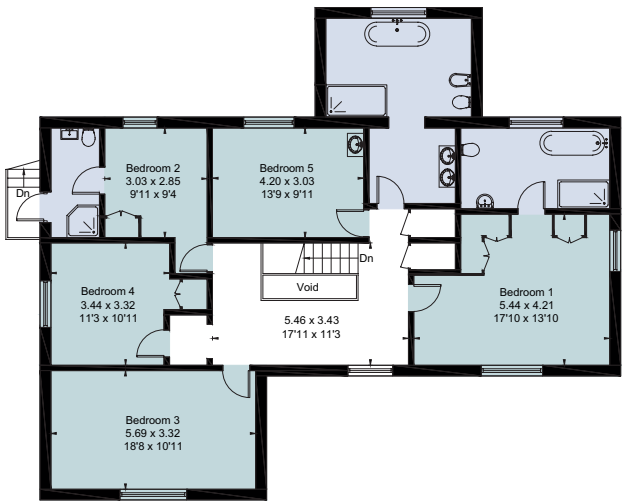
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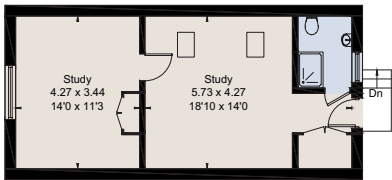
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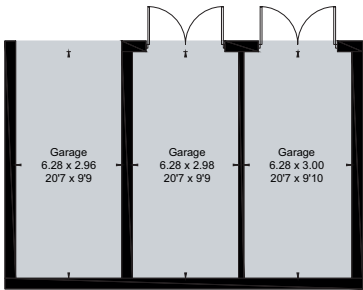
Ground Floor



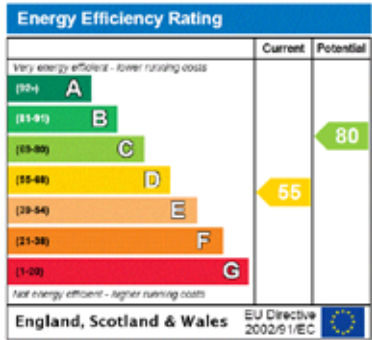
First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor



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