



NEW GROVE

PETWORTH | WEST SUSSEX





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*Magnificent country home with land
and superb downland views*

Petworth centre 0.3 miles (0.5km); Pulborough station 5 miles (8km); Haslemere 11 miles (17km); Chichester 19 miles (30km); Guildford 21 miles (33km); Gatwick Airport 30 miles (48km); London 50 miles (80km)

NEW GROVE – MAIN HOUSE (LOT 1)

9 bedrooms, 7 bath/shower rooms (3 en suite)

Entrance lobby, reception hall, inner hall, cloakroom, drawing room,

Dining room, sitting room, music room, study

Kitchen/ breakfast room, laundry/utility room, extensive cellars

STABLE HOUSE (LOT 2)

Entrance hall, drawing room, dining room, sitting room, kitchen/breakfast room

5 bedrooms, 3 bathrooms

Garage annexe comprising parking for two cars, office, flat over

GARDENERS COTTAGE (LOT 3)

Situated at just beyond the northern extremity of the grounds 330, Grove Street is a Grade II listed 2/3 bedroom cottage currently used as staff accommodation, available by separate negotiation.

Amounting in all to about 10 acres (4.0468 ha)
including tennis court and heated swimming pool.

Available as a whole or in Lots

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Your attention is drawn to the Important Notice on the last page of the text

DIRECTIONS

From London follow A3 and A283 south to Petworth and enter the one way system. In a short distance at the crossroads go straight over into Middle Street and in a few yards at the T junction turn left into High Street. Continue ahead for 0.3 mile into Grove Street and the entrance to New Grove will be found on the right hand side.

SITUATION

New Grove occupies a remarkably convenient and elevated location just a short distance from the centre of historic Petworth. Yet, whilst on the very edge of the town and secluded within extensive grounds, the property enjoys a sense of being in the heart of the Sussex countryside with stunning views to the South Downs.

Now managed by the National Trust, and famous for its impressive 17th century house, deer park and art collection; the beautiful Petworth Park estate contributes greatly to the vibrancy we find in the town today. Situated in the heart of The South Downs National Park, Petworth has become far more than an art and antique centre although it is still well-known as such.

Today Petworth is home to a thriving community with a good range of shops and restaurants. More extensive shopping facilities can be found in the nearby towns of Pulborough and Haslemere or the Cathedral City of Chichester. For the commuter, access to the A3 can be gained at Milford while the railway stations at



Pulborough and Haslemere provide rail services to both London Victoria and Waterloo respectively.

Good schools in the area include the prep schools of Westbourne House and The Prebendal School in Chichester, and Great Ballard in Eartham, while notable public schools locally are Seaford College, Cranleigh and Christ's Hospital.

Recreational opportunities are many and varied. There is golf at a number of clubs in the area including The West Sussex at Pulbrough, Chiddingfold and Cowdray Park. There is polo at Midhurst, horse 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.

In addition the surrounding countryside provides ample opportunity for walking and riding.







NEW GROVE - LOT 1

Listed Grade II*, New Grove is a substantial and impressive country house dating from the 17th century with possible earlier origins. Built by the Peachey family and substantially enlarged in the 18th century, the house was part of the Leconfield Estate and passed to the present owners in the 1970's. Further modernisation and additions were carried out in more recent years.

New Grove is a unique example of its period and retains a wealth of characteristic features and an ambience that evokes a sense of total authenticity.

Key elements include the spacious and elegant drawing room with its magnificent moulded ceiling and wall panels and the grand double height formal dining room. There are also two impressive medieval inglenook fireplaces in the earliest part of the building.

Superbly arranged for entertaining on a grand scale as and when required, the property nevertheless has a distinctly homely feel that would welcome a new set of younger occupants with ample space to grow and play.

First and second floor bedroom space is particularly flexible with lovely garden views and could easily be arranged to provide staff accommodation or teenage 'hideaways'.



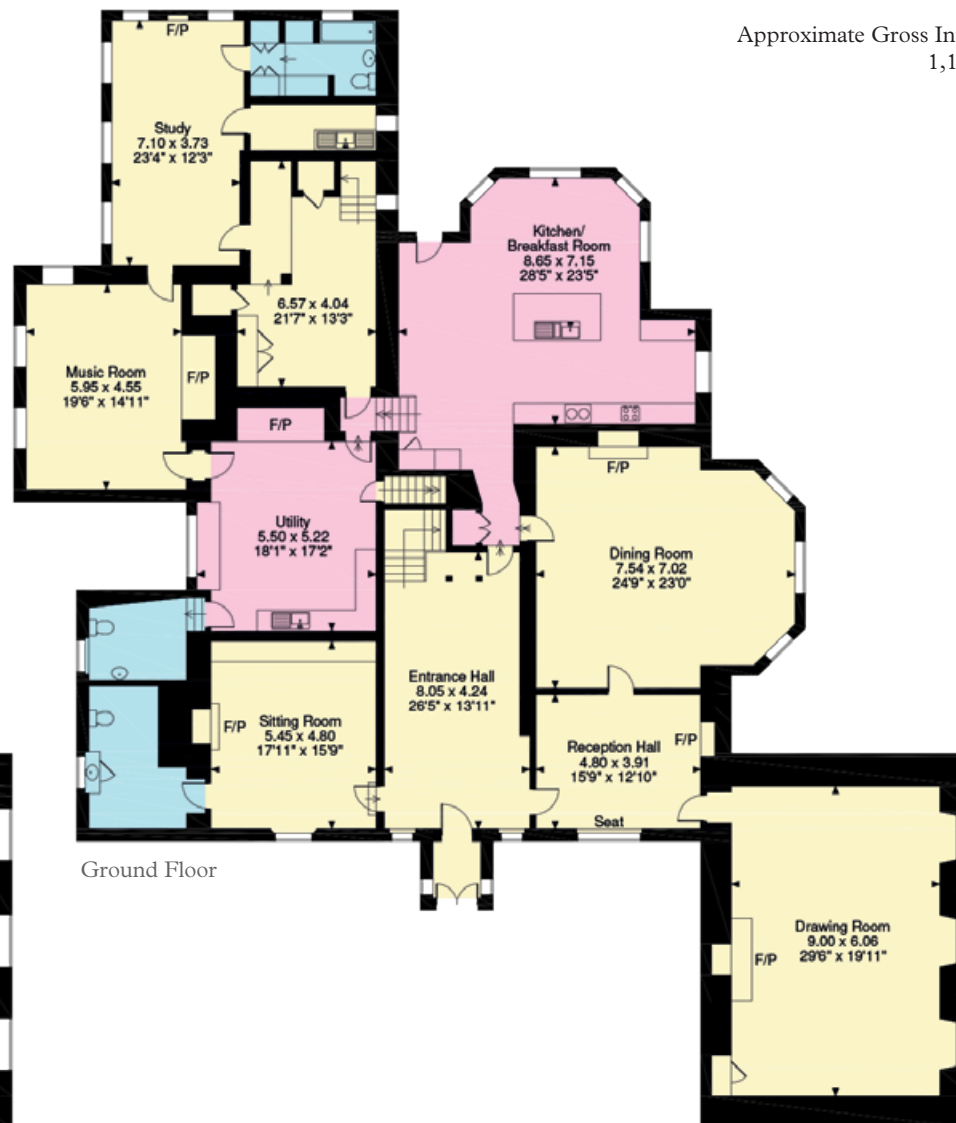


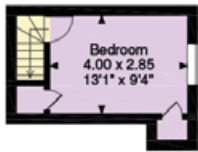




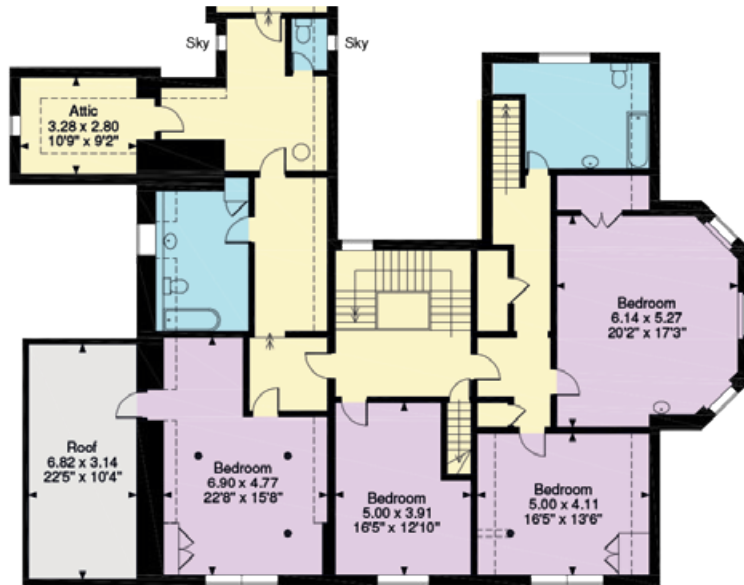
NEW GROVE

Approximate Gross Internal Area including cellar and attic space:
1,146 sq.m. / 12,332 sq.ft.





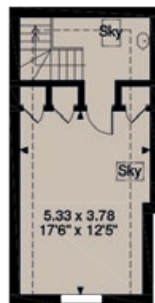
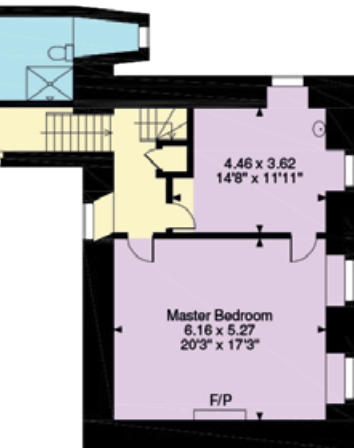
Between first and second floor



Second Floor



Attic above bedroom



Attic above master bedroom





STABLE HOUSE - LOT 2

Located a short distance from New Grove, Stable House is a comfortable period cottage currently arranged with five bedrooms and three reception rooms. The property also enjoys magnificent southerly views over the gardens to the South Downs on the horizon. It is ideally suited for the accommodation of extended family members or dependent relatives. Stable House also benefits from garaging for two cars with an adjoining office and potential staff flat above.





STABLE HOUSE



STABLE HOUSE

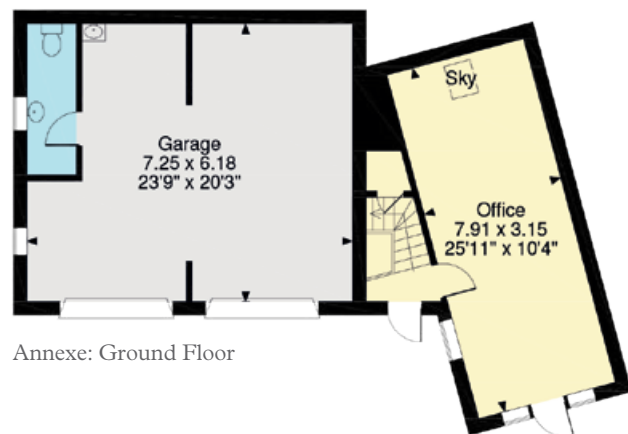
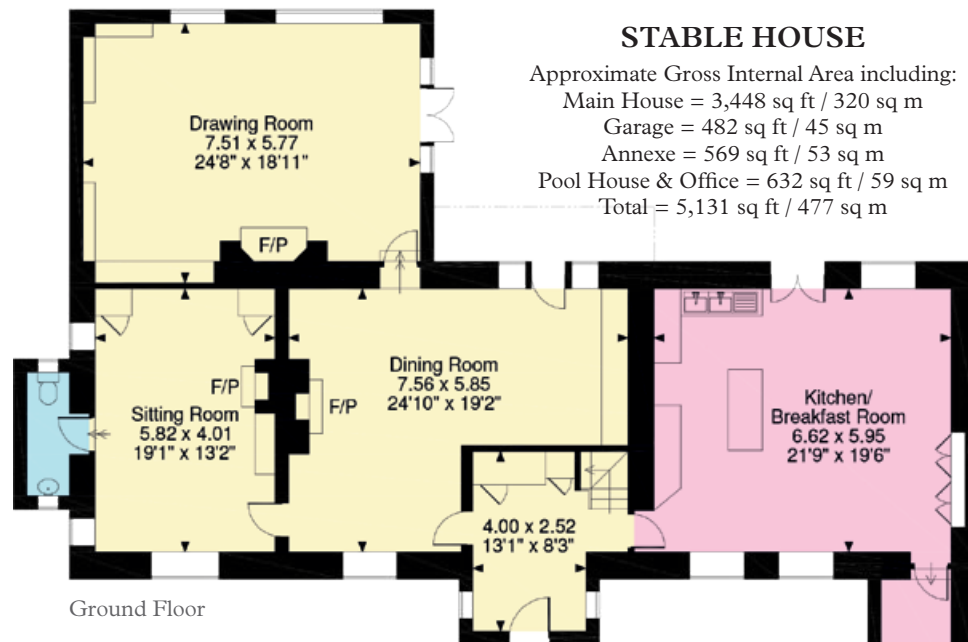


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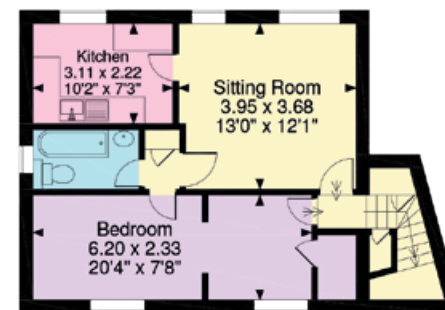
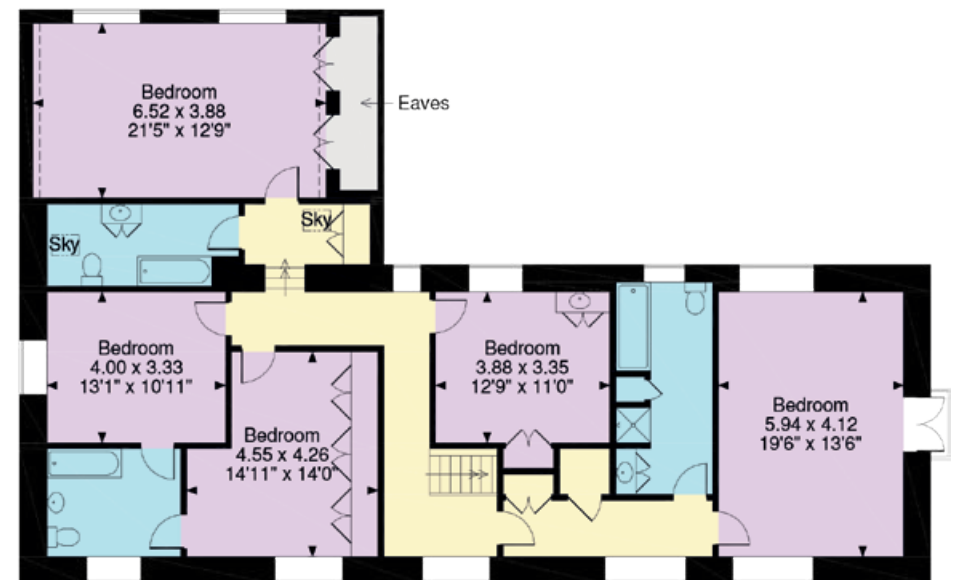
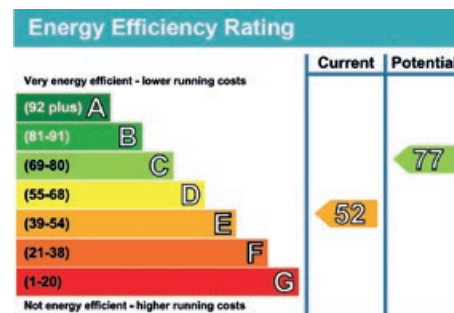


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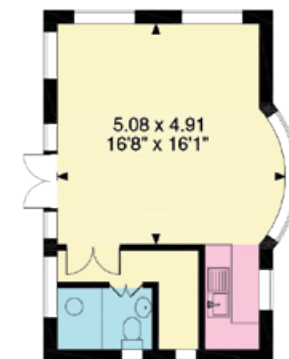




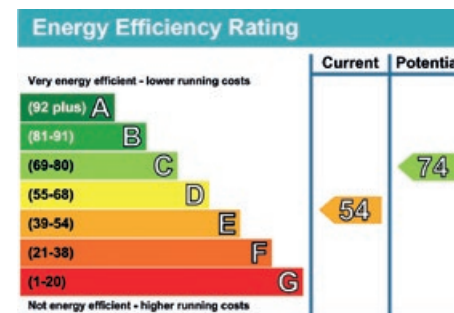
Stable House



Annexe: First Floor



Garage Flat - Stable House







GARDENS AND GROUNDS

The gardens are a particular feature of this beautiful property having been landscaped and lovingly tended over many years.

Both New Grove and Stable House have separate entrances via automatic gates from Grove Street. A long private tree-lined drive leads to a spacious forecourt at New Grove and continues to Stable House.

Both houses benefit from generous paved terraces that enjoy a high level of seclusion and are ideal for summer dining. From here lovely views of the gardens and the South Downs may be enjoyed.

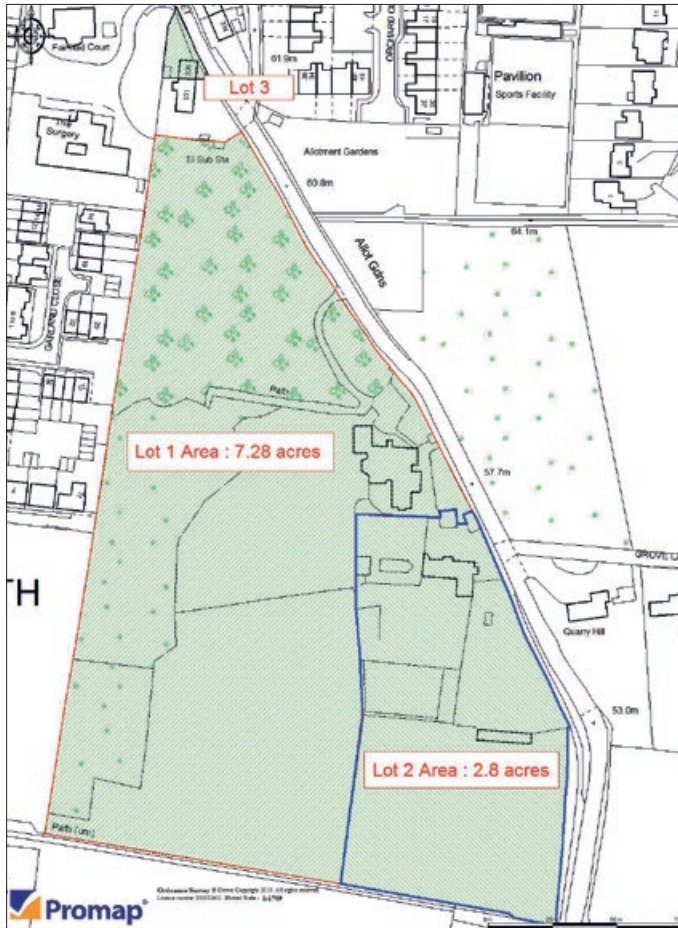
A delightfully secluded area enclosed by mellow stone walls and clipped hedges includes a 12 x 5 metre

(approx.) swimming pool and pool house. To the eastern side of Stable House is a hard tennis court which does require some attention with a concrete stable block lying immediately to the south.

The remainder of the grounds comprise beautifully laid out lawns and borders with numerous specimen trees, a rose pergola, box parterre, some excellent topiary and a wide variety of imaginative planting for year-round colour and interest. Beyond the formal gardens the remaining park-like grounds comprise areas of paddock and light woodland with a further 2 acres (approx.) opposite the property on the other side of Grove Street.

In all about 10 acres (4.0468 ha).





SERVICES

Mains water, electricity, gas and drainage.

POSTAL ADDRESS

New Grove, Grove Street, Petworth,
West Sussex, GU28 0BD

LOCAL AUTHORITY

Chichester District Council.

FIXTURES & FITTINGS

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with
Savills.



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