

THE TOFT

EAST DEAN



savills

A CHARMING FAMILY HOME SUPERBLY SITUATED ON THE EDGE OF THE VILLAGE WITH DELIGHTFUL MATURE GARDENS

EAST DEAN, WEST SUSSEX, PO18 0JA

Sitting room ♦ dining room ♦ kitchen ♦ reception room /
downstairs bedroom ♦ study ♦ 3 double bedrooms
♦ 3 bathrooms ♦ store room ♦ delightful gardens ♦ driveway
with parking ♦ detached double garage

Description

The Toft is a delightful and unique property, for 50 years the home of the internationally known playwright Christopher Fry. Situated in the peaceful and much sought after village of East Dean, it lies in the heart of the South Downs National Park and is close to the Goodwood Estate. From a vantage point, the property enjoys wonderful views of the surrounding countryside yet is itself sheltered from general view by trees and hedgerows.

Upon entering the property, a hallway leads to a sitting room with an open fireplace and French doors on to the rear garden, with an adjacent kitchen. To the other side of the hallway is an elegant dining room with views over the garden from a large bay window. There is a further room off the sitting room which could be used as a bedroom as it has an en suite bathroom, or alternatively an extra reception room. The ground floor accommodation also includes a study, shower room and a useful store room.



On the first floor are three double bedrooms, all enjoying spectacular views over both the village of East Dean and the downland behind it. There is also a family bathroom and ample eaves storage.

Externally, the grounds and gardens of The Toft are delightful and have been very well stocked and maintained. Features include a rotating summer house, pond and a verandah with views over the garden. A driveway leads to an area of parking with a detached double garage.

Location

East Dean is arranged around a central village pond, and boasts the traditional village hall, church and pub. Both the latter, and the renowned 'Fox Goes Free' in neighbouring Charlton, also have excellent restaurants. The village is conveniently near the market towns of Midhurst and Petworth and the famed cathedral city of Chichester with its excellent shopping facilities and theatre.

Nearby pursuits abound. Besides providing ample opportunities for walkers and horse riding on its many footpaths and bridleways, the area hosts the renowned Weald and Downland Open Air Museum, the 'Glorious Goodwood' racecourse, the historic Goodwood Motor Circuit, golf courses and polo at Midhurst's Cowdray Park.

Tenure

Freehold.

Services

Mains water, electricity and drainage.

Postal Address

The Toft, East Dean, West Sussex, PO18 0JA

Important Notice

Photographs taken April 2019.

Local Authority

Chichester District Council – 01243 785166

Fixtures & Fittings

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



FLOORPLANS

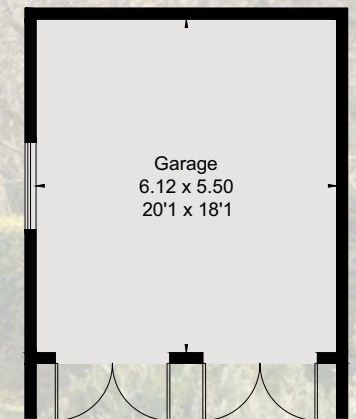
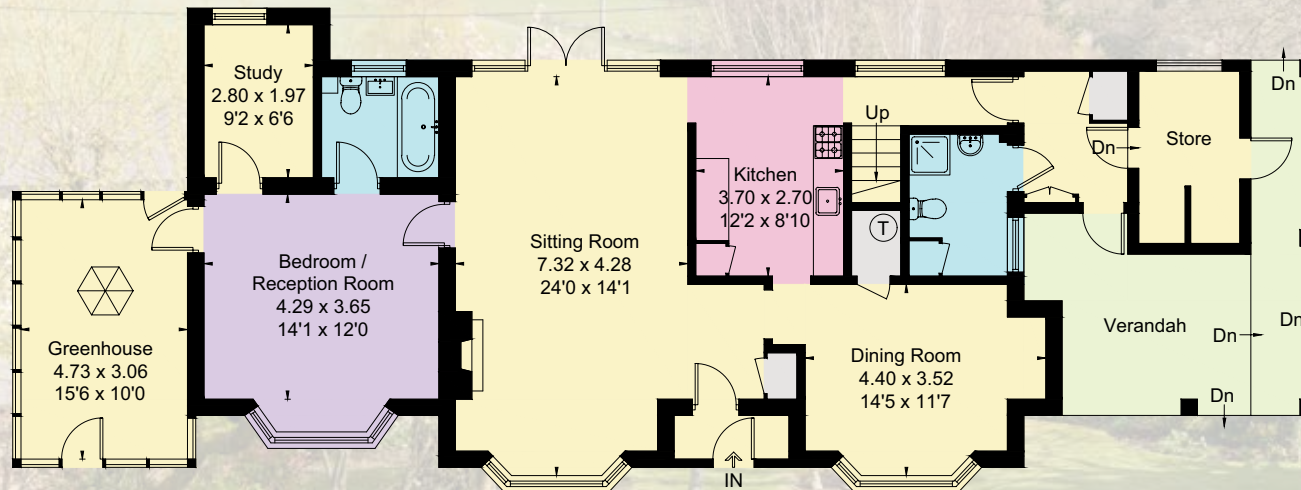
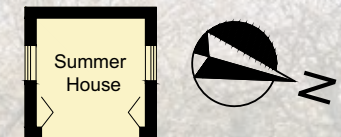
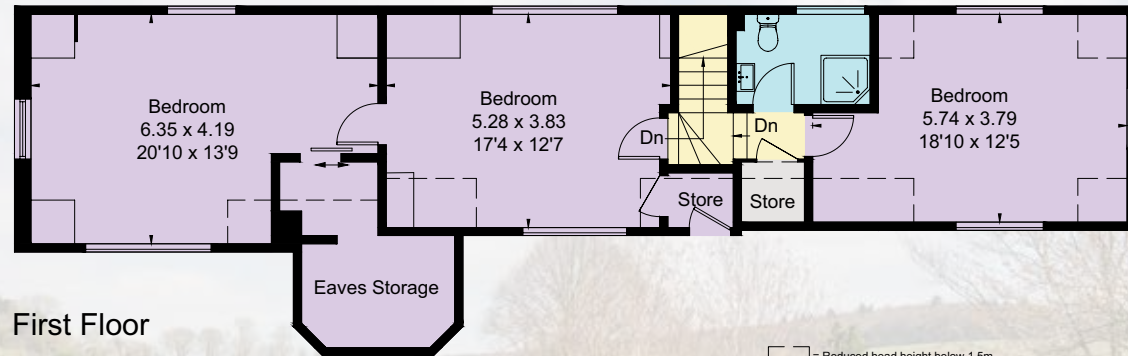
Approximate IPMS2 Floor Area = 196.1 sq m / 2111 sq ft

Garage = 33.7 sq m / 363 sq ft

Summer House = 4.0 sq m / 43 sq ft

Total = 233.8 sq m / 2517 sq ft

Limited Use Area = 19.3 sq m / 208 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		