

HILLGROVE HOUSE

HILL GROVE • LURGASHALL



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HILLGROVE HOUSE

Hill Grove, Lurgashall

*Charming Grade II listed Sussex farmhouse with wonderful
far reaching views to Blackdown*

Mileages

Northchapel - 1 mile ♦ Lurgashall - 1.3 miles ♦ Lodsworth - 4.5 miles
Haslemere - 6 miles (London Waterloo from 49 minutes) ♦ Petworth - 6 miles
Guildford - 17 miles ♦ Chichester - 20 miles ♦ London - 48 miles
(Distances and times are approximate)

Entrance hall ♦ drawing room ♦ dining room ♦ family room
Kitchen/breakfast room ♦ utility room ♦ WC
Master bedroom with 'his and hers' dressing rooms and en suite bath and shower rooms
Studio / home office with refrigerated wine cellar
Beautiful mature gardens
Far reaching rural views to Blackdown
Desirable peaceful village location
Triple garage and shed

Amounting in all to about 0.5 acre

Savills Petworth

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West Sussex, GU28 0BF

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Description

Hillgrove House, understood to be built in the 1400s, is said to be the oldest house in Hill Grove, a popular hamlet on the outskirts of Lurgashall.

Upon entering the property, the hall leads to two main reception rooms, a large drawing room with original Inglenook fireplace and exposed beams and a comfortable double aspect family room both with fabulous views to the garden. The downstairs is completed by a kitchen/breakfast room with utility room and a dining room with beautiful oak panelling and a lovely outlook on to the garden.

On the first floor, there is a master bedroom suite with 'his and hers' dressing rooms and bathrooms. There are three further double bedrooms with en suite shower rooms.

The property is well presented and the current owners have been in residence for over forty years and Hillgrove House is now being offered to the market with an opportunity to further enhance and update.

Outside

Approached by a private drive, Hillgrove House sits well within its plot and enjoys spectacular views of the countryside and across to Blackdown. The gardens are mainly laid to lawn and have been beautifully landscaped over the years to give space for formal and informal enjoyment.

There are two flagstone terraces with seating areas ideal for entertaining. The garden has an abundance of colourful plants and shrubs together with a number of established trees, in particular a glorious yew tree that predates the property. The property benefits from a converted studio/office with adjoining refrigerated wine cellar and additional storage.

Directions

Head southbound on the A3 and take the exit at the Milford junction, signposted Petworth (A283). Proceed through Milford following the signs for the A283 towards Petworth, passing through the village of Chiddingfold. Continue on the Petworth Road for approximately another four miles reaching the village of Northchapel. After the village shop on the right, take a right hand turn signposted Hill Grove and follow this road for approximately 1 mile and bear right as the road bends round to the left. Hillgrove House will be found on your left hand side.





Situation

Hillgrove House occupies a pleasant situation on the northern edge of Lurgashall, a beautiful village in the Sussex Weald, sheltered in the north by Blackdown and the Surrey Hills. Lying within the South Downs National Park, the village is of ancient origin. The most famous resident of Lurgashall was Alfred, Lord Tennyson, who lived at Aldworth House.

In many ways the archetypal English village; Lurgashall, with its ancient parish church, is centred around a cricket green in front of the Noah's Ark village pub, a former brew house and bakery that can trace its origins back to the 16th century. A village shop and Post Office on the green and another at Northchapel provide for daily needs, whilst a wider range of shopping is available at Midhurst, Petworth or Haslemere.

Although relatively rural in nature, the area is well served by road and rail connections. The A286 and A283 provide the north-south routes to local destinations, whilst the A3 provides a fast and direct route to London, whilst connecting with the M25 for the main airports and the national motorway network, as well as the M27 in the south. At Haslemere station, there is a fast and frequent service between Portsmouth and London (Waterloo), with journey times to London from around 49 minutes.

Tenure

Freehold

Services

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

Postal Address

Hillgrove House, Hill Grove, Lurgashall, West Sussex, GU28 9EW

Local Authority

Chichester District Council - 01243 785166

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.

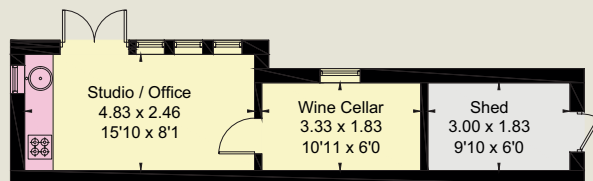


FLOORPLANS

Gross Internal Area (approx) = 290.5 sq m / 3127 sq ft

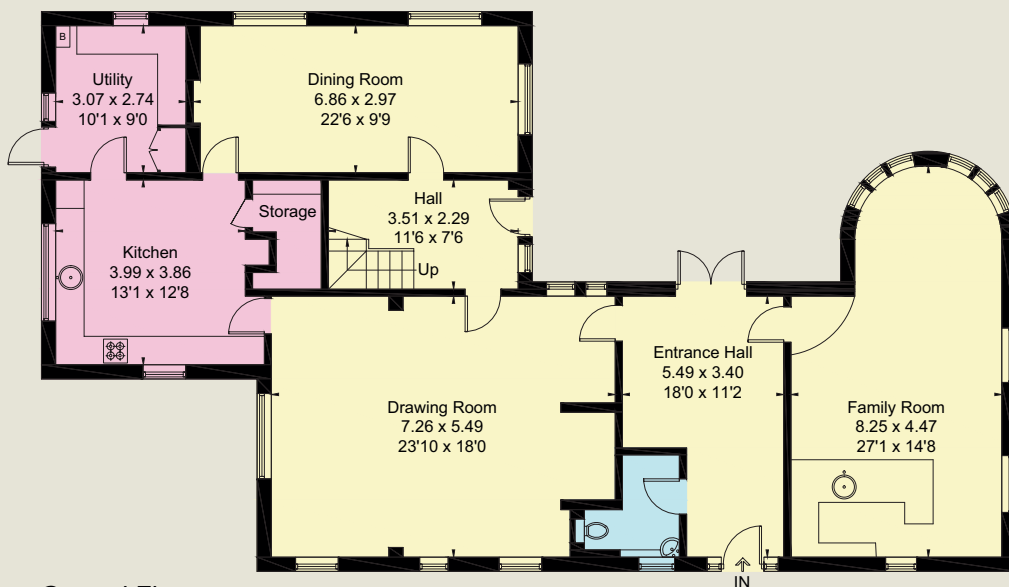
Outbuildings = 71.2 sq m / 767 sq ft

Total = 361.7 sq m / 3894 sq ft

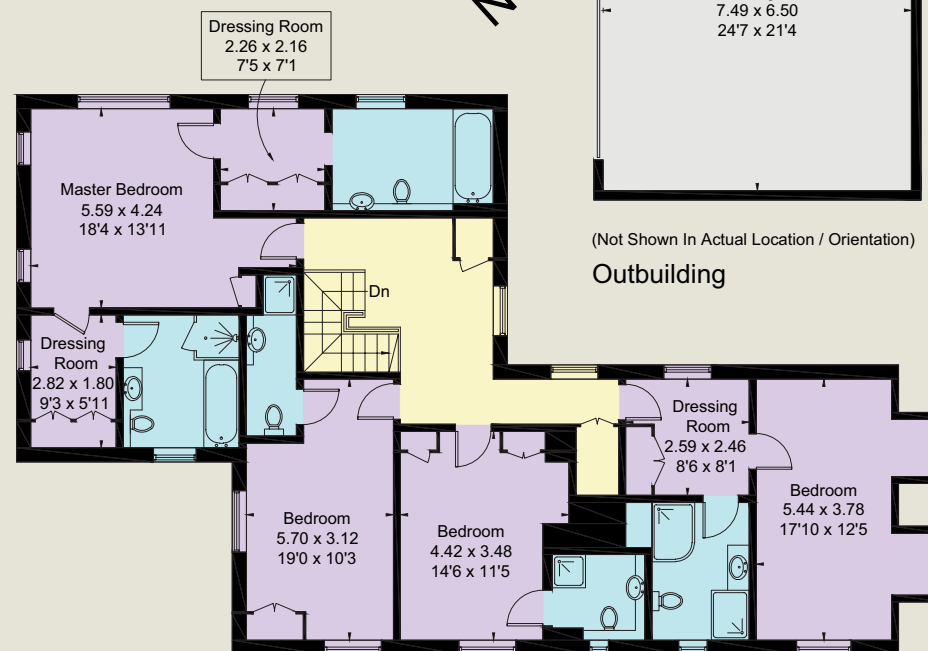


(Not Shown In Actual Location / Orientation)

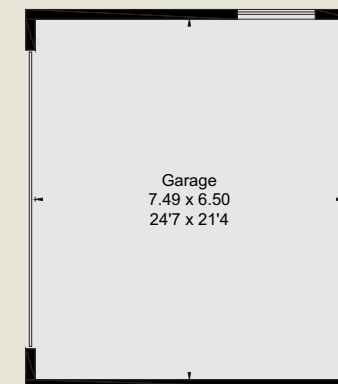
Outbuilding



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

