

The Priory

SELHAM, WEST SUSSEX





The Prioory

SELHAM, PETWORTH,
WEST SUSSEX, GU28 0PW

A country house with a rich history
and interiors demonstrating true
craftsmanship, set amidst rolling West
Sussex countryside

Petworth 4.2 miles, Haslemere 11.5 miles (Trains to London Waterloo)
Billingshurst 13 miles (Trains to London Victoria), Chichester 14.5 miles
Guildford 28.4 miles, Gatwick Airport 35 miles, Central London 58 Miles
(All times and distances are approximate)

Entrance hall, drawing room, sitting room, conservatory, kitchen/breakfast room, dining
room, bar, malt room/snug, boiler room/boot room, utility/WC, study, laundry

Master bedroom with adjacent bathroom, further 5 bedrooms
(4 with en suite bathrooms), family bathroom

Annexe comprising bedroom, sitting room, kitchen, shower room

Detached period barn currently arranged as: carpentry workshop, car workshop, additional
garaging space

Greenhouse, 2 stables, 2 garden stores, additional double garage. Pool house comprising
a kitchenette, pump room, sauna, WC, shower

Formal gardens, outdoor pool, vegetable garden, orchard, flat lawns, lake

Around 5.4 acres in total

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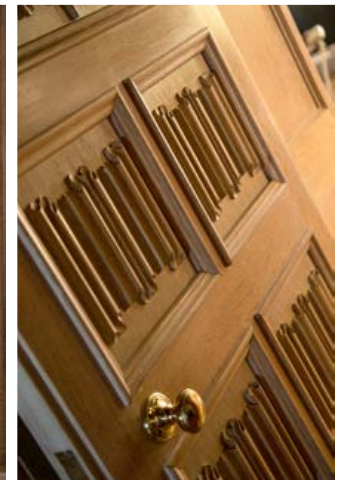


Situation

The Priory is a handsome country house which has undergone significant architectural changes since its 12th century origins. It sits within The South Downs National Park, enjoying southerly views to the rear and uninterrupted picturesque views to the north. The Priory occupies an idyllic setting next to St James Church, Selham and is accessed along a quiet lane from the village. It is very well placed being just 4 miles from Petworth and 3 miles from Midhurst.

Petworth is a picturesque market town with a good selection of boutique shops and restaurants, all surrounded by un-spoilt rolling countryside. Adjoining the town is Petworth House and Petworth Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with other concerts and allied activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park. There are two well-known public houses in close proximity; 'The Three Moles' and on the A272, 'The Halfway Bridge Inn'.

There are an excellent selection of state and independent schools in the area, including Seaford College and Westbourne House near Chichester, Ditcham Park, Churchers College and Bedales at Petersfield and Highfield and Brookham at Liphook. Rail services are available from Haslemere station to London Waterloo and from Billingshurst station to Gatwick and London Victoria.





Description

The Priory is a quintessential country house with some modern interior quirks. Unbelievably from the house we see today, The Priory dates as far back as the 12th century and is amazingly un-listed, despite its rich history. The Priory is part Georgian and enjoys the fantastic room proportions that typically comes with properties of this era.

The house is accessed along a rural lane, through wrought iron gates arriving at a large gravelled parking area. There is an additional access into the grounds along the eastern boundary.

The Priory has been extended from its original hall house into a generously sized family house with excellent ceiling heights in some areas and an abundance of character throughout, in some parts original and in others character which has been added by the current owner through their expertise of joinery craftsmanship. This craftsmanship has resulted in beautiful woodwork throughout, which takes shape in the hand carved doors, panelling, architraves and a beautiful staircase.

The ground floor is accessed through a large hallway currently decorated with a fascinating mural, opening up into the sitting room where your attention is immediately drawn to the large open stone fire place. Off the hall there is a utility and WC room, and a boiler and boot room.

Leading from the sitting room are 2 studies and the kitchen with plenty of space for a dining table. The kitchen has Miele and Gaggenau appliances and fabulous views across the land to the front of the house. There is also access from the sitting room into the conservatory and out into the south facing garden. This area flows extremely well for contemporary family living. Stairs to the cellar are reached via a hydraulically lifted door in the floor of the sitting room.

Double doors lead from the sitting room and into another hall, where your vision is immediately drawn to the impressive oak staircase, embellished with delicate detailing which continues to the first floor.

Two further sets of double doors lead off the hallway, one giving access to the very generous formal dining room with impressive fireplace and excellent ceiling height, and the second set leading into the drawing room, which features a stone mullion bay window, built in cabinetry and a stained glass window.







Both reception rooms are connected by a small hall, of which has 'a malt room' currently used as a very comfortable snug and a bar room. Also leading off the hall is access into a charming courtyard with a two tier pond and stone built storage outbuilding.

On the first floor, there is a generous master bedroom with a fabric tented ceiling, electrically controlled curtains and built in wardrobes. The master bedroom has use of the adjacent bathroom. Bedroom 2 with an en suite bathroom, which would make a fantastic guest suite, full of character and has an impressive vaulted ceiling, showcasing the exposed beams of the oldest part of the house. Bedrooms 3, 5 and 6 are all similar in size each with a different rural aspect, have showering facilities, and bedroom 4 is serviced by the family bathroom.





The Barn

Whilst the main house itself is not listed, the Barn is Grade II listed. The Barn incorporates the annexe, set over two floors and comprises a downstairs kitchen and living area and a bathroom, and bedroom on the first floor. The remaining space is currently arranged as an extensive joinery workshop, a car workshop and further garaging. The Barn has been extended by the current owners and could be converted, subject to gaining the necessary planning conditions, to make a fantastic party barn, office space or entertainment area.

Outbuildings

In addition to the Barn, there is ample ancillary space. There are 2 stables to the rear of the boundary near the lake, 2 substantial stone-built garden stores and a working Victorian style green house.

Adjacent to the outside heated swimming pool is the pool house, an ideal area for outside entertaining. It has full width sliding glass doors, a kitchen, sauna, changing area, shower and WC.

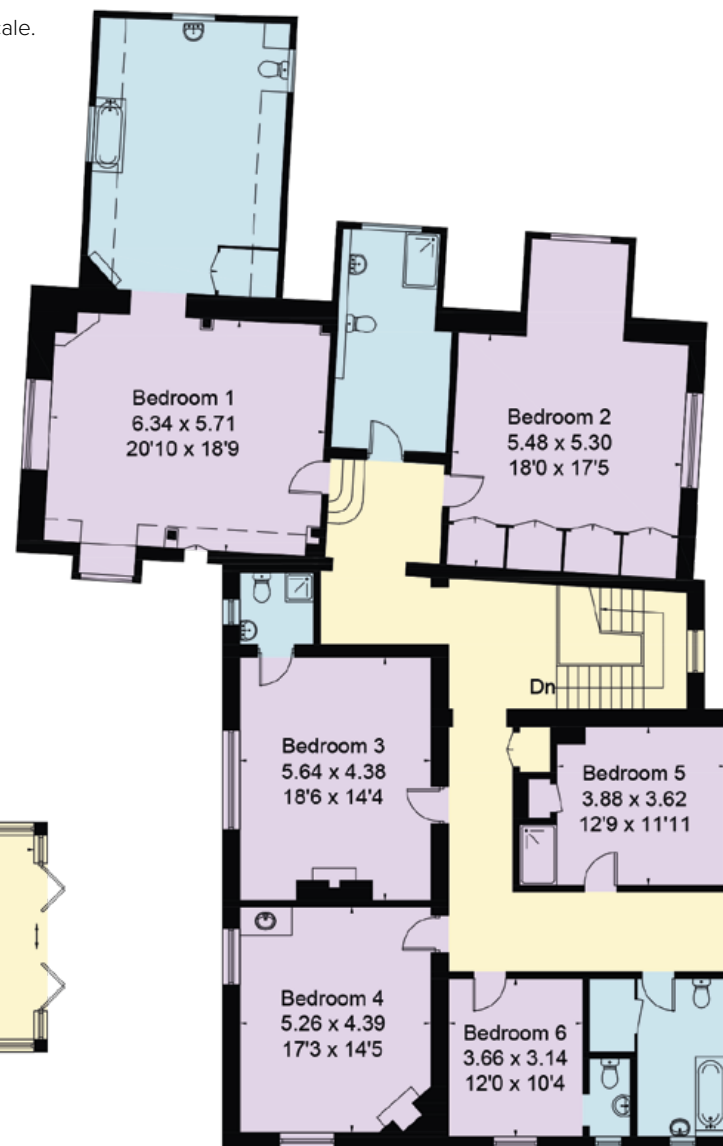


Approximate Gross Internal Area:
House = 598.1 sq m / 6438 sq ft
Cellar = 16.1 sq m / 173 sq ft
Limited Use Area = 11.0 sq m / 118 sq ft
Total = 625.2 sq m / 6729 sq ft

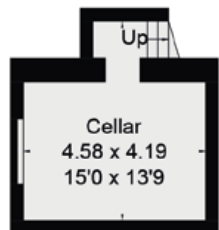
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Ground Floor



First Floor

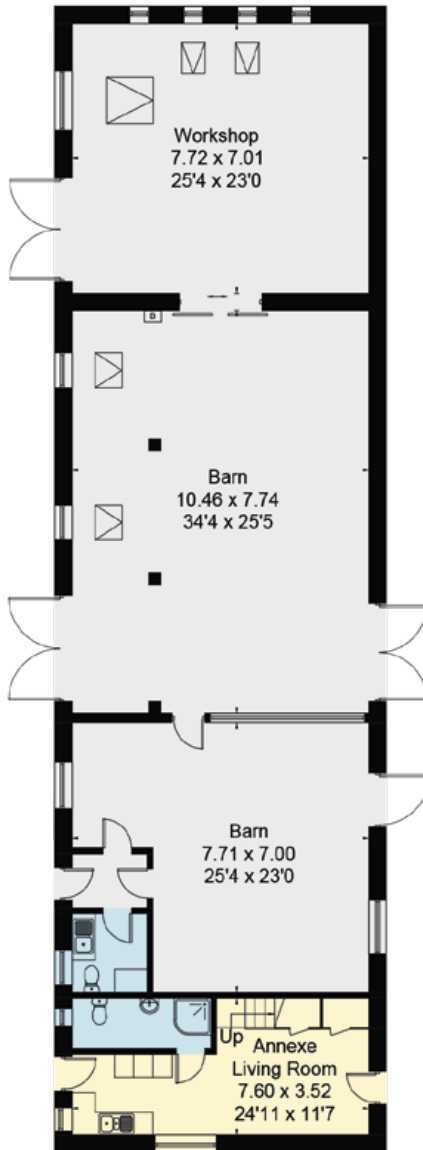


Cellar

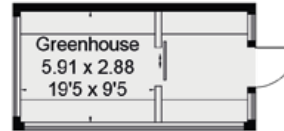
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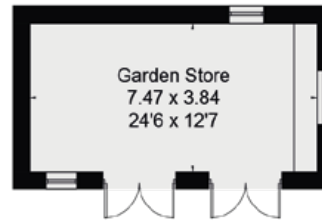
Barns



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



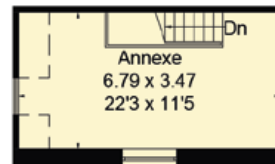
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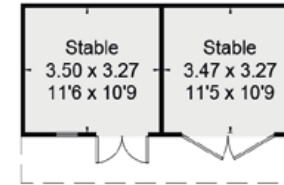
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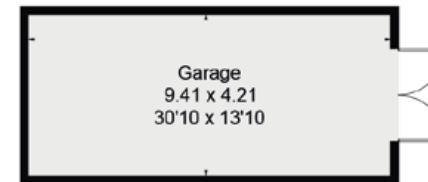
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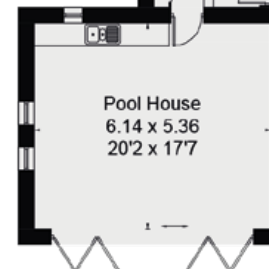
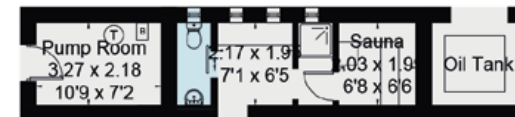
Annexe - First Floor



Stables
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Pool House
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area:
Annexe = 49.7 sq m / 535 sq ft
Barn = 195 sq m / 2099 sq ft
Outbuildings = 201 sq m / 2163 sq ft
Limited Use Area = 3.5 sq m / 38 sq ft
Total = 449.2 sq m / 4835 sq ft
For identification only. Not to scale.



Gardens and Grounds

The gardens and grounds lie mainly to the south and enjoy the open setting with far reaching views over the surrounding South Downs. The gardens are primarily made up of lawn with an orchard, vegetable patch and fruit cages. The current owners have at one stage allocated an area to paddock. There are three carefully designed and distinctive water features, along with the outdoor pool with a pachyderm statue water fountain.

In all about 5.4 acres.





Services

Mains water, drainage and electricity. Oil fired central heating. Council tax band H. High Speed Broadband is available on the lane and could be connected to The Priory.

Rights of way

There are no rights of way affecting the property. Please note, the property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Postal Address

The Priory, Selham, Petworth, West Sussex, GU28 0PW.

Directions

From London, head South on the A3 and past Guildford. Continue for 6.2 miles and taking the left onto Lea Coach Road, and after 0.9 miles, take the right onto Haslemere Road/A286. Continue for 5.0 miles, and at the roundabout, take the 2nd exit onto High St/A286 and a short distance taking the left onto Shepherds Hill/A286. Continue for 7.2 miles and take the left onto Wheelbarrow Castle, and after 0.02 miles Wheelbarrow Castle turns left and becomes A272. After 2.5 miles, turn right and after 500m and before the Three Moles pub, turn right. The Priory will be 350m down the road on your left hand side.

Local Authority

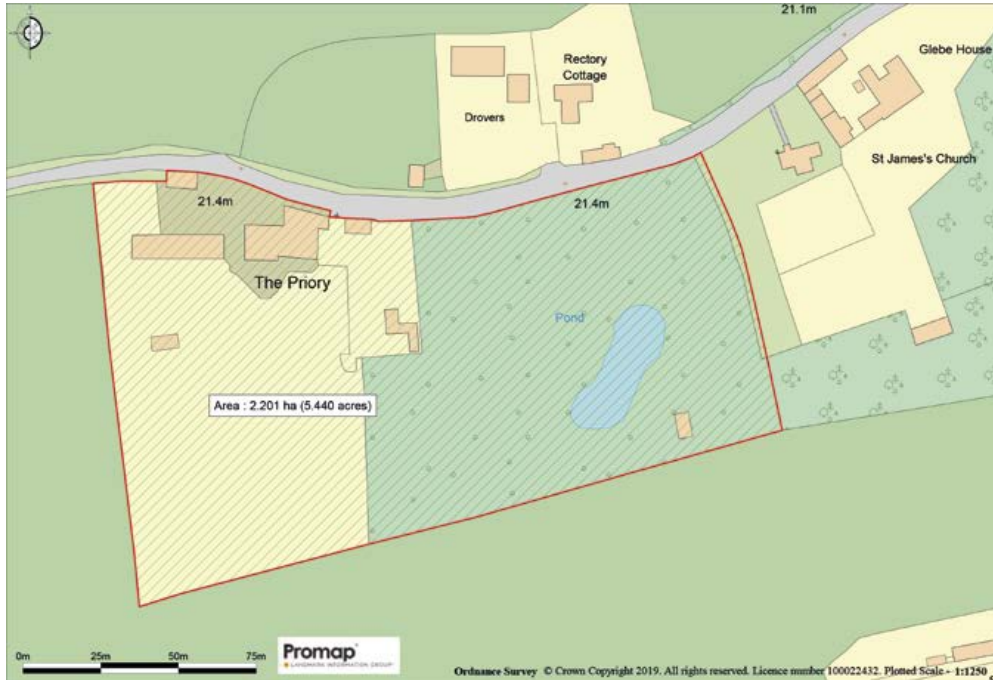
Chichester District Council.

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

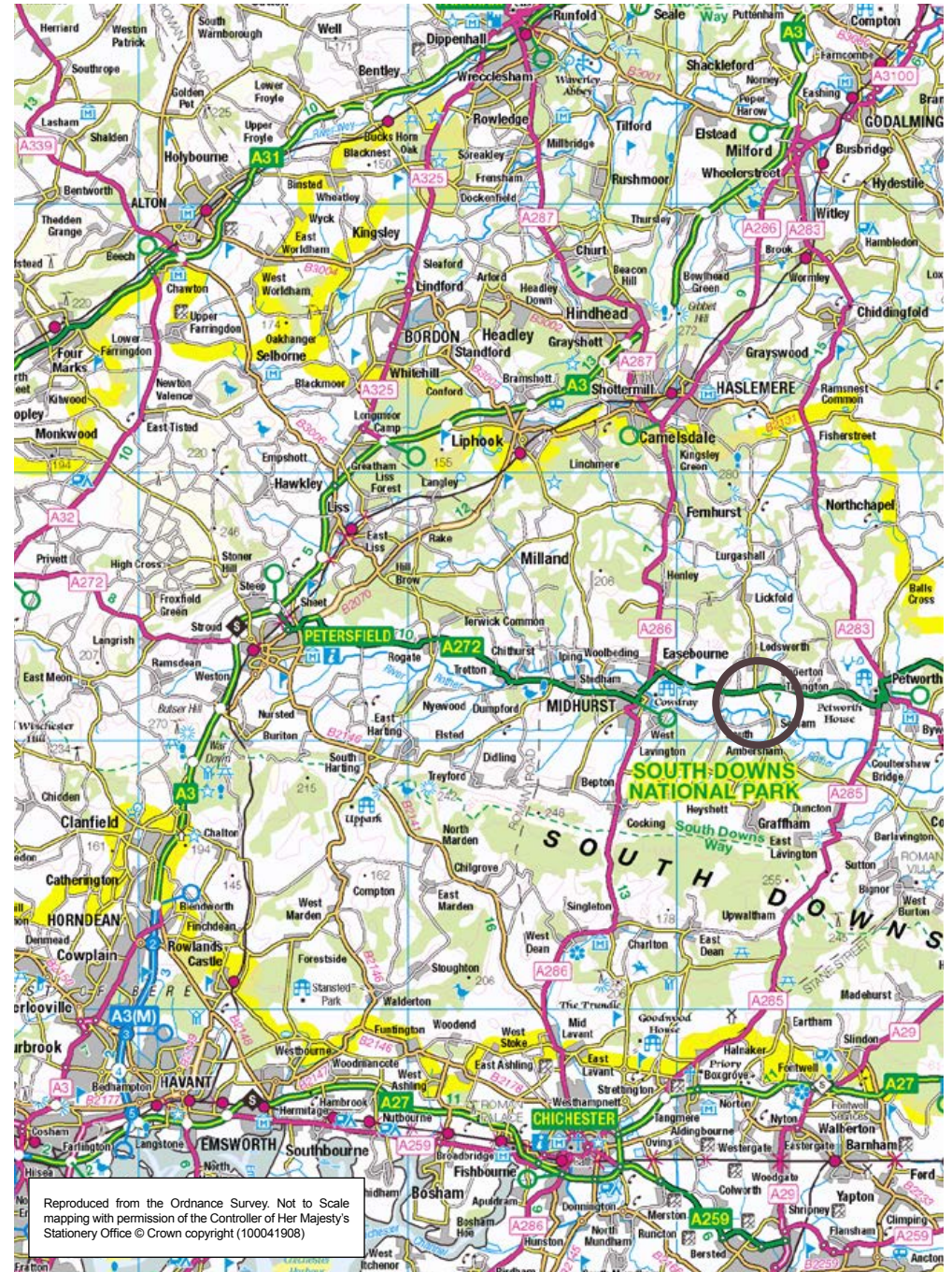
Strictly by appointment with Savills.



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