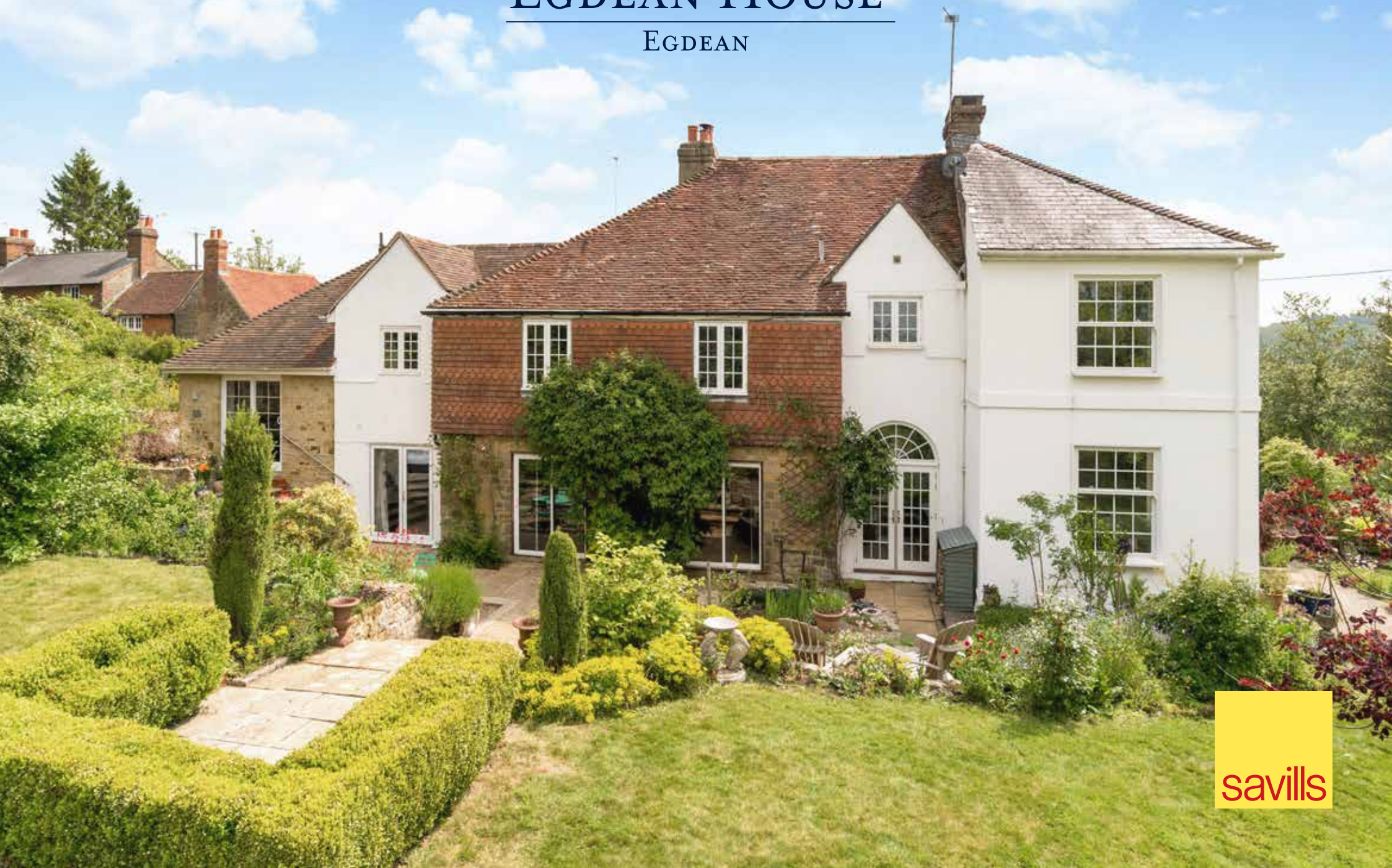


# EGDEAN HOUSE

EGDEAN



savills



# STRIKING GEORGIAN HOME WITH DOWNLAND VIEWS

Reception hall ♦ sitting room ♦ kitchen ♦ dining room ♦ study  
♦ four bedrooms ♦ two bathrooms ♦ self-contained annexe with  
shower room ♦ cellar ♦ double garage ♦ stables

## Description

Egdean House is an imposing and well proportioned period home with a striking Georgian façade. Upon entering the property a welcoming entrance hall leads on to the study, with fireplace and windows on to the garden. The ground floor accommodation comprises a sitting room with log burner and French doors onto the garden, a dining room and fitted kitchen with a range of base and wall units. The property currently benefits from planning permission (Reference: SDNP/17/02279/HOUS) for a kitchen extension to the rear. The main hallway also leads to a staircase down into a spacious cellar which is divided into two rooms. Upstairs the main house has four bedrooms and two bathrooms.

A particular feature of the house is the annexe, which can be accessed from one of the bedrooms or could be arranged as a self contained unit, with a bed/sitting room, kitchen diner and ground floor shower room.

The gardens are mainly to the rear of the house and are delightfully presented, with a mix of lawn, borders, beds, a Mediterranean garden and a vegetable garden. The views to the rear are spectacular and extend to the South Downs. There is a large brick built stables to one side which has potential for conversion subject to obtaining the relevant consents. The driveway provides ample parking along with the detached double garage.





### Location

Egdean is a rural hamlet surrounded by farmland, comprising a number of period cottages and houses together with the 16th century church of St Bartholomew. The Welldiggers public house is within a mile.

Petworth is a nearby picturesque market town with a good selection of shops and restaurants, surrounded by lovely rolling farmland. Adjoining the town is Petworth House and 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. Rail services are available from Haslemere station to London Waterloo and from Pulborough station to Gatwick and London Victoria.

**Tenure:** Freehold.

**Services:** Main water and electricity, private drainage.

**Postal Address:** Egdean House, Egdean, Fittleworth, West Sussex, RH20 1JU

**Important Notice:** Photographs taken May 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 = 273.7 sq m / 2946 sq ft

Cellar = 44.7 sq m / 481 sq ft

Garage / Store = 35.4 sq m / 381 sq ft

Barn = 42.9 sq m / 462 sq ft

Limited Use Area = 0.8 sq m / 9 sq ft

**Total = 397.5 sq m / 4279 sq ft**



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