



# Imposing Edwardian home with outstanding views

Swallowfield, Watersfield

Freehold





Kitchen/breakfast room • Dining room • Sitting room  
• Study • Wine cellar • Utility room • Two downstairs  
cloakrooms • Master bedroom • Three further bedrooms  
(all en suite) • Gym • Wine Cellar • Gardens • Beautiful  
views • Workshop • Garden store • Set in about 2.3 acres

### Description

Swallowfield represents an attractive Edwardian detached home which in recent years has been extensively refurbished. The property has been well maintained by the current owners and lends itself to family living and entertaining.

The kitchen/breakfast room has been fitted with contemporary style units, granite work surfaces, wine fridge, Rangemaster stove and central breakfast island. From the kitchen there is a utility room, wine cellar and two cloakrooms.

Adjoining the kitchen is a dining room which leads to a sitting room with wood burning stove and incorporating a study. All reception rooms have large windows and benefit from fine downland views with access to the decked terrace and glorious garden.

On the first floor, the master bedroom suite measures over 22ft with walk in wardrobe, built in cupboards and en suite bath/shower room. There are three further double bedrooms all with en suite shower rooms.

The garage directly links to the house with the addition of a workshop and gym to the rear, which could have alternative uses as required. In the eaves is a bedroom with en suite

bathroom and a store room.

The garden is mainly laid to lawn, designed to be low maintenance and is framed by a collection of mature trees, shrubs and hedging.

The terrace extends along the width of the property overlooking the garden and spectacular views beyond.

### Situation

Swallowfield is situated in the downland village of Watersfield, with distant views over the Arun valley and Pulborough Brooks to the South Downs. Local amenities include a range of local shopping, including Charlie's Farm Shop in Bury and a newly opened community run shop in the neighbouring village of Fittleworth. There are two supermarkets in Pulborough which is approximately 3 miles away. Pulborough has a mainline station offering a service to London Victoria from 72 minutes and there is also a direct link to Gatwick. Further shopping, leisure and cultural amenities may be found in Chichester and Horsham.

There is a choice of schools within reach, including Dorset House, Windlesham and Seaford College.



Recreational opportunities include golf at a number of clubs including West Sussex golf club, polo at Cowdray Park; racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the RSPB centre at Pulborough Brooks is a superb venue for birdwatching and walking the wetlands.

**Services**

Mains water and electricity.  
Private drainage.

**Local Authority**

Horsham District Council -  
01403 215100

**Tenure**

Freehold

**Important Notice**

Photographs taken August and  
October 2019.

**Energy Performance**

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

**Viewing**

Strictly by appointment with  
Savills.





**Swallowfield, Watersfield**

**Square Footage** 400.4 sq m / 4310 sq ft (Including Wine Cellar / Eaves)

**Garage** 34.8 sq m / 374 sq ft

**Store** 14.2 sq m / 153 sq ft

**Total** 449.4 sq m / 4837 sq ft

**Including Limited Use Area** (9.7 sq m / 104 sq ft)



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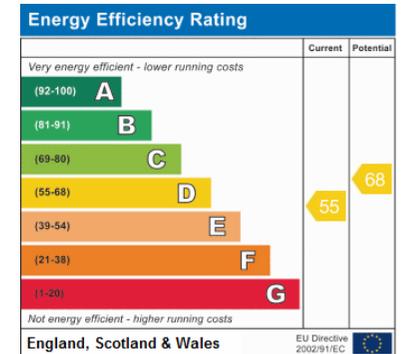
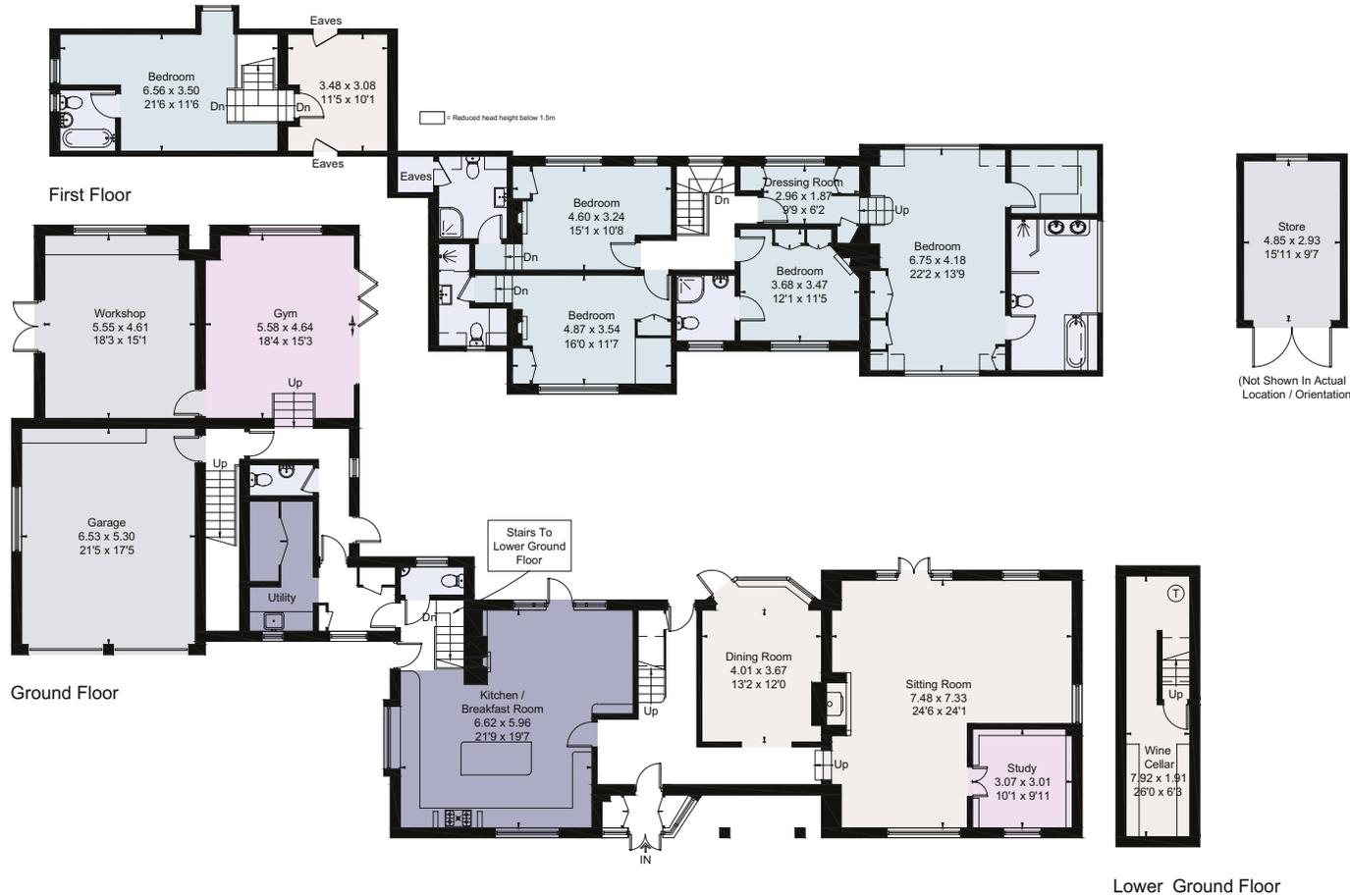
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