



A unique piece of English heritage in the shape of a historic Priory

**St John's Priory, Poling, West Sussex**

Freehold

**savills**



Main House: 7 bedrooms, 3 bathrooms • entrance hall, drawing room, sitting room, study/TV room, dining room, kitchen/breakfast room, WC, boiler room, boot room • stables, garage, thatched barn • landscaped gardens, orchard, walled vegetable garden, potential paddock • hard tennis court

The Cottage: 3 bedrooms, bathroom, lounge, kitchen, double garage, timber store

Amounting in all to about 3.37 acres (1.36 hectares)

### Mileages

Arundel 2.3 miles (3.6km);  
Chichester 12.8 miles (20km);  
Brighton 19 miles  
(30km); Portsmouth 29 miles  
(46km); Gatwick Airport  
37 miles (59km); London  
61 miles (97km)

### Situation

St John's Priory is situated off a rural lane just to the north of the ancient hamlet of Poling and within a short distance of Historic Arundel. Here one can find a good range of local shops for daily needs along with pubs, cafes, antique dealers and a selection of speciality shopping. A more extensive range of shops may be found locally at Rustington, Littlehampton and Chichester.

There are a number of state and private schools in the area including Great Ballard, Slindon College, Dorset House and others.

The property is well connected with the A27 trunk route providing the east/west corridor to local centres as well as other main roads for London and the airports.

There is also a good train service from Arundel with journey times to London of around ninety minutes.

Recreational opportunities are many and varied. There is golf at a number of clubs in the area including Littlehampton, Goodwood, Ham Manor and Cowdray Park. There is polo at Midhurst, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world-famous motor sport events at Goodwood include the Festival of Speed, the Revival Meeting as well as club and track days for those keen to drive themselves.

In addition, just over the A27, The South Downs National Park and surrounding countryside provides ample opportunity for walking and riding.









## Description

Poling Priory has an impressive and important history as evidenced by its Grade I listing status and provides a unique opportunity to be a part of its ongoing story.

The house was built around 1140 by the Hospitaller Knights of the Order of St John and served as their religious and administrative base until the dissolution of the Monasteries in the 16th century. Since then, it has seen service as a farmhouse, an animal shelter and following its restoration in the 19th century it became the family home of the celebrated explorer and author Sir Harry Johnstone. Following his death, it had a brief period as an RAF Officers Mess during the second World War before coming to its present owners in 1955.

Internally the property offers a range of attractive and flexible accommodation with a wealth of atmosphere and period features throughout. Elements of particular note include the Priory drawing room and the two bedrooms above that were created from the original priory chapel. The altar niche and east window surround can still be seen. In this, the oldest part of the house a superb heavily timbered and barrel-vaulted roof is of particular interest. All principal rooms enjoy a southerly aspect with attractive garden views and with some sensitive upgrading and decoration a new owner will undoubtedly create a family home of immense character and charm.

The accommodation of St John's Priory is illustrated on the floor plans included in this brochure.

The property benefits from a detached cottage, along with a range of outbuildings that offer considerable opportunity for a variety of uses such as home-based business, gymnasium, games room or further accommodation.

## Gardens and Grounds

St John's Priory is approached over a gravelled drive to a turning circle by the front door from where the drive continues to further parking, the stables, barn and Gardeners Cottage. To the front and North the grounds are mainly laid to lawn with a lovely display of spring bulbs, several mature trees and a small orchard. Beyond this a further area of lightly wooded lawn would easily provide a pony paddock if required.

To the rear and south of the house there is a wide stone paved terrace accessed from the hall and TV room which is delightfully private and ideally suited to relaxation or summer dining. Beyond this, several lawns with a number of mature trees, whilst to the west is a sheltered and well-tended walled vegetable garden.

In all about 3.37 acres (1.36 hectares).









**Directions**

From London follow A24 south to Findon in West Sussex and then at Findon Valley roundabout take A27 west towards Arundel and Chichester. Continue for 5.4 miles then turn left into Poling Street. St Johns Priory will be found after short distance on the right-hand side. OR

From Petworth follow A283 to Pulborough then turn right onto A29. Continue to Whiteways roundabout then take second exit towards Arundel. At A27 take second exit and continue for 2.4 miles then turn right into Poling Street.

**Services**

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

**Local Authority**

Arun District Council

**Fixtures & Fittings**

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are included in the sale. Savills can provide specific details upon request.

**Tenure**

Freehold

**Energy Performance**

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

**Viewing**

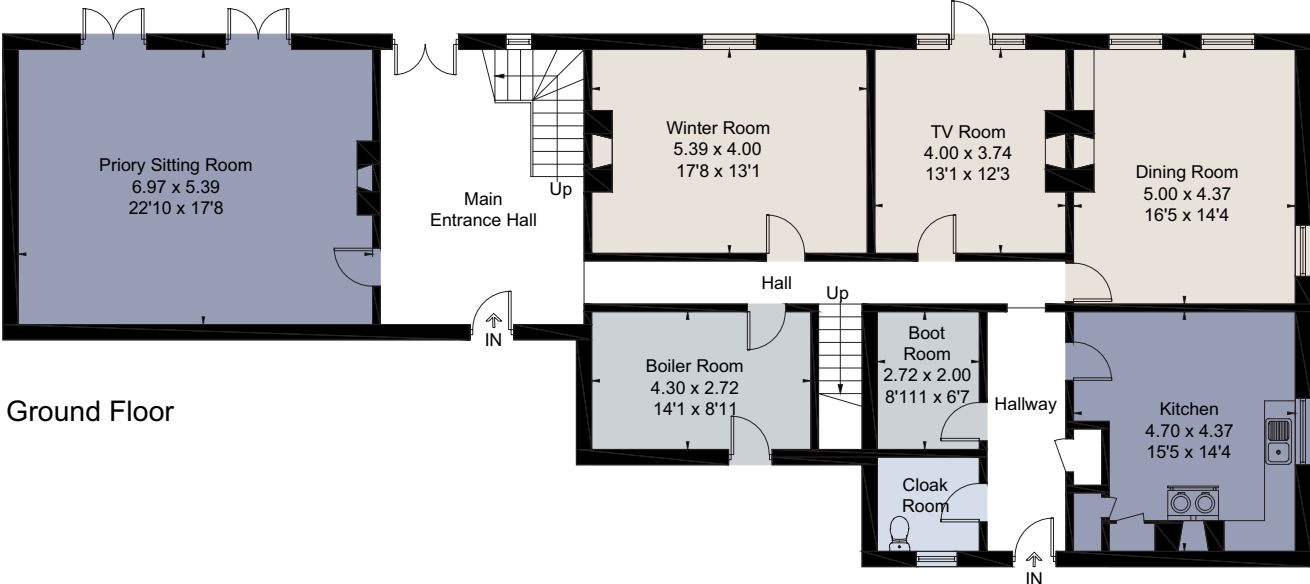
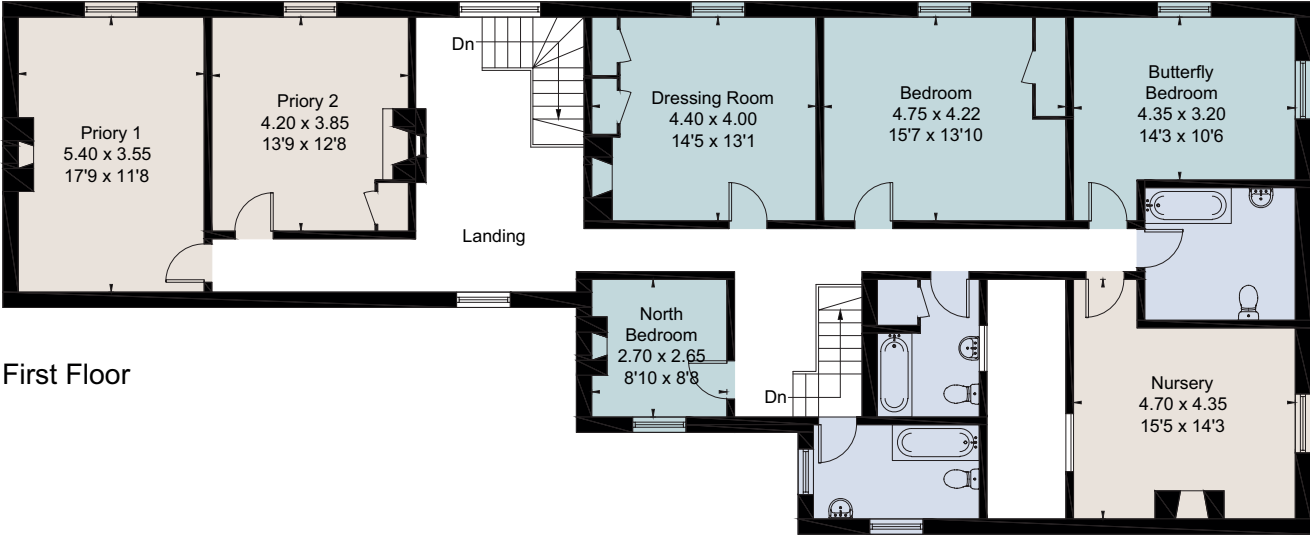
Strictly by appointment with Savills.



**St John's Priory, Poling, West Sussex - Main House**

**Approximate Floor Area** 359.9 sq m / 3874 sq ft

**Total** 652.9 sq m / 7028 sq ft



**St John's Priory, Poling, West Sussex - Outbuildings**

**The Cottage** 118.6 sq m / 1276 sq ft

**Outbuilding** 174.4 sq m / 1877 sq ft



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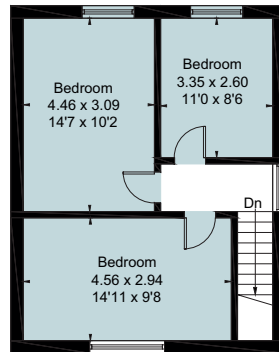
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**Kristin Gjetnes**

Savills Petworth

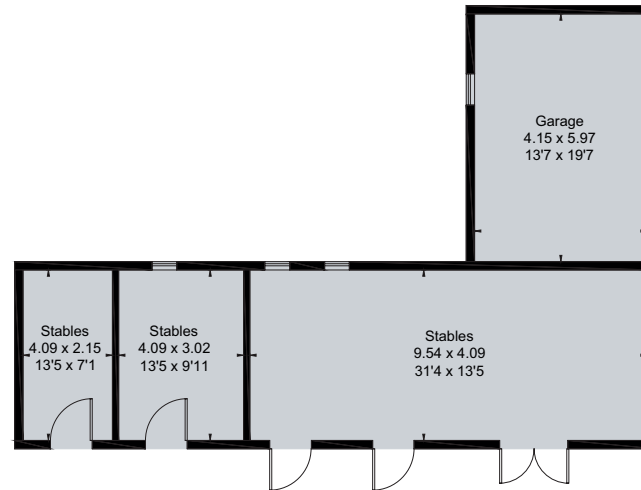
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petworth@savills.com

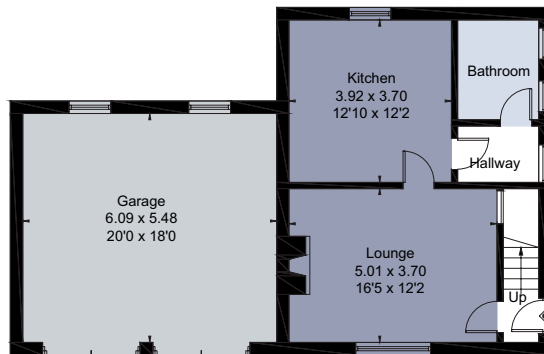


**The Cottage - First Floor**

(Not Shown In Actual Location / Orientation)

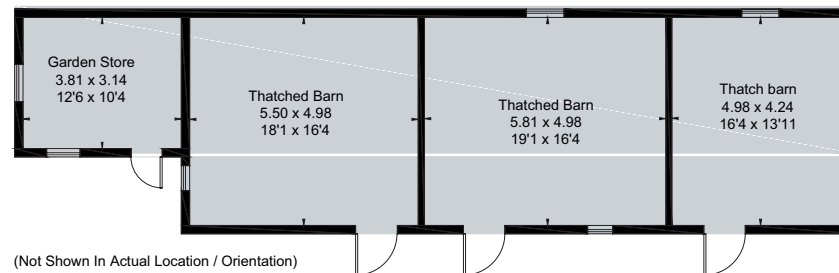


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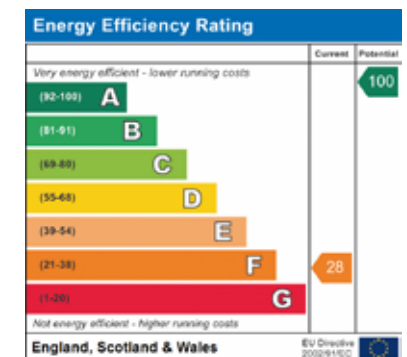


**The Cottage - Ground Floor**

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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