

# LANGFORD FARMHOUSE

WEST SUSSEX







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Langford Farmhouse, Chilgrove Road, Lavant,  
Chichester, West Sussex, PO18 9HL

Chichester - 4 miles, Petworth – 15 miles, Portsmouth - 18 miles, Guildford - 38.6 miles,  
Southampton Airport - 33.4 miles, Gatwick Airport - 45.6 miles, Central London - 68.8 miles  
(All distances are approximate)

*Nestled in the heart of the South Downs, in a designated  
area of outstanding natural beauty, an elegant brick  
and Sussex flint Grade II listed Georgian country home  
with spectacular rural views*

## Main House

Entrance Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast Room, Sitting Room, Utility  
Room, Cloakroom, Boot Room, Home Office, Cellar, Barrel Vaulted Wine Cellar

Leisure Complex comprising: Open Plan Vaulted Family/ Entertaining/ Dining Room, Indoor Swimming  
Pool, Gym, Wet Room, Courtyard

Master Suite of Bedroom, Dressing Room & Bathroom, Guest Suite, 4/5 further Bedrooms, 2 further  
Bathrooms

## Guest/ Staff Cottage

Sitting/Dining Room, Kitchen, Cloakroom, 2 Bedroom Suites, Courtyard Garden, 3 Bay Garage with  
Store and Inspection Pit,

## Gardens and Grounds

Beautiful Formal Walled Gardens

## Equestrian Facilities

3 Stables, Tack Room, Store, Workshop, further  
3 Bay Enclosed Garage/Boat Store and Sail Loft,  
Paddocks

Savills Petworth  
Exchange House  
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About 5.82 Acres

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## SITUATION

Langford Farmhouse occupies a spectacular position within the South Downs National Park, just to the north of Lavant and close to the hamlet of Chilgrove with its highly regarded pub, 'The White Horse'. It is surrounded by some of the prettiest countryside in West Sussex and yet within easy reach of Chichester, Goodwood and a number of local schools including Oakwood and Westbourne House. The neighbouring countryside offers a varied choice of footpaths and bridleways providing access to some of the prettiest countryside in the county including the nature reserve of Kingley Vale. Nearby Goodwood is internationally known for its famous racecourse but also provides a private country club with tennis courts, squash courts and 18-hole golf course. The annual Festival of Speed is held there and has become a prominent international event, as has the Revival of its historic motor circuit, celebrated with a 3-day event each year. The airfield close to the motor circuit also provides facilities for private aircraft.

The cathedral city of Chichester is about 4 miles away and provides a comprehensive range of shopping amenities arranged partly within its pedestrianised centre, dominated by the Norman cathedral and its ancient city walls. The arts are well represented with the internationally known Festival Theatre and recently extended Pallant House Gallery housing one of the best modern art collections in the country. The annual Arts Festival centred on the cathedral attracts artists and media personalities from all over the world. The nearby West Sussex coast provides many other attractions on The Solent and there are a number of well known sailing clubs, most notably at Bosham and Itchenor, together with Chichester Marina at Birdham. The National Trust reserve of East Head and its adjacent beaches are some of the most charming areas of coastline in the south of England, with facilities for yachting, windsurfing and kitesurfing. Communications in the area are excellent with the mainline station at Chichester providing a regular service to London Victoria, Gatwick and other towns and cities along the south coast. The A3 provides good access to London and via the M25 to Heathrow, with the M27 leading to Southampton Airport and the West.



## LANGFORD FARMHOUSE

Langford Farmhouse is Listed Grade II of Architectural & Historic Interest and has exceptionally attractive brick and flint elevations under a clay tiled roof. According to the Listing the original house is believed to date from 1590 and was mostly refaced in the 18th Century. The east end of the house has an attractive gable of the early date but the remainder of the exterior is 18th Century. The north wing was added in the early 19th Century in flints with brick dressings and quoins. The original house still retains its enormous character with impressive open fireplaces, brick and stripped wood floors, original well and cellars.

The three principal reception rooms are beautifully proportioned and enjoy lovely views over the stunning formal gardens and farmland beyond. The atmospheric kitchen/ breakfast room, which links into the sitting room, forms the hub of the house and also provides access to the home office, cellars and domestic offices. On the first floor there are 4 bedrooms and 3 bathrooms, including the delightful master and guest suites, with 2/3 further bedrooms and a bathroom located on the second floor.

During their ownership the current vendors have carried out an ambitious and imaginative extension to the property to provide a stunning open plan living/ entertaining area, together with indoor swimming pool, gym and wet room, set around an enclosed central courtyard. Vaulted ceilings expose an impressive display of traditional beams and timberwork, whilst the travertine floors are equipped with underfloor heating fired by an up to date geo-thermal system, which also provides the power and heating for the pool and air conditioning systems. This magnificent extension has been constructed completely in keeping with the original historic character of the building and blends perfectly into this special setting.

Ancillary accommodation is provided by the spacious and well-appointed 2 bedroom guest cottage which can also provide an additional income as it is very readily lettable.









Approximate Floor Area = 833.8 sq m / 8975 sq ft (Including Annexe)  
Outbuildings = 118.9 sq m / 1280 sq ft  
Total = 952.7 sq m / 10255 sq ft



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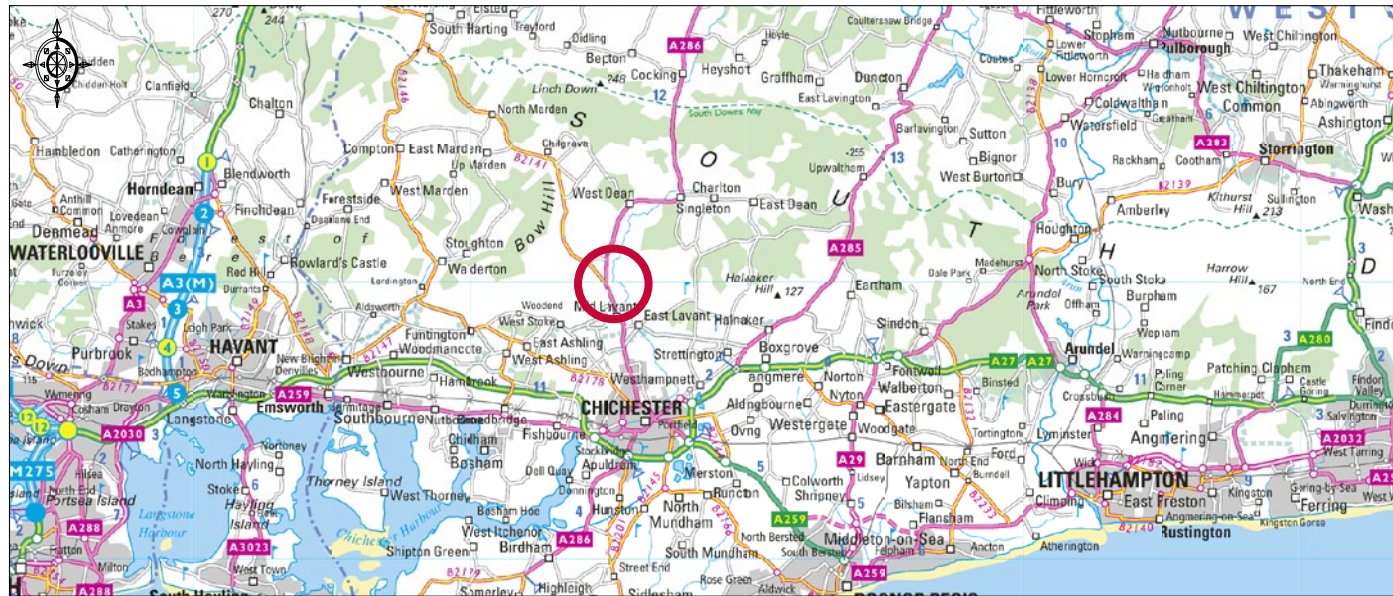




## GARDENS AND GROUNDS

The house is approached along an impressive lime avenue, with electronically operated gate opening into the walled courtyard in front of the house which provides ample parking, 3-bay garaging and the guest cottage.

To the south of the main facade lies the first formal walled garden which is mainly laid to lawn with a terraced seating area to the far end. A gate provides access into the second walled garden with an abundance of mature fruit trees, pathways and a central ornamental pond with fountain. Beyond lie the stables, workshop, triple garage and store which have vehicular access via a spur off the main driveway. The paddocks are located to the south east of the land which in total extends to about 5.82 acres and are currently used for sheep rearing and grazing.



## GENERAL REMARKS & STIPULATIONS

**Tenure**  
Freehold

**Services**  
Mains water and electricity, oil fired central heating, private drainage.

**Fixtures and Fittings**  
Certain fixtures, fittings and furnishings such as fitted carpets, curtains, light fittings and garden statuary are expressly excluded from the sale but some items may be made available by separate negotiation.

**Local Authority**  
Chichester District Council – 01243 785166

**Viewings**  
Strictly by appointment with the sole selling agents, Savills.

**Important Notice**  
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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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