



## Period home in the heart of Kirdford village

**Church House, Kirdford, Billingshurst, RH14 0LT**

Guide £1,595,000 Freehold





Grade II listed • three receptions • kitchen • utility/boot room • cloakroom • five bedrooms • three bathrooms • sizeable outbuilding comprising barn and garage • wonderful gardens amounting to half an acre.

### Description

Church House is a wonderful period home of immense character situated close to the medieval church and set within the heart of this revered Sussex village. The property is Grade II listed with origins reputed to date from the 15th century. It provides well proportioned accommodation with the opportunity to enhance from a programme of modest renovations.

Comprising a welcoming entrance hall with two good sized receptions directly accessed - the dual aspect family room has a wide open fireplace as a focal point with a study area and French doors on to the terrace and garden beyond. The west facing sitting room is a good sized living space with a fine fireplace and an expanse of exposed timbers, leading through into a comfortable dining room with enough space for formal family dining or use as an alternative reception. The fitted kitchen/ breakfast area leads conveniently from the dining room with a utility/boot room and cloakroom completing the ground floor accommodation.

A wide oak staircase rises to the spacious first floor landing with three double bedrooms served by two bathrooms and onwards to the top floor there are two further bedrooms with the use of an additional bathroom.

From the two upper floors there are pleasant village views across the recreation ground and further afield.

Outside Church House is particularly appealing with a gloriously well stocked garden offering colour and interest throughout the seasons. Brick paths lead to level lawned areas which extend east and south and in all amount to half an acre. Close to the house is a lovely timber outbuilding which may be suited to a variety of uses. A double height ceiling and a first floor pair of rooms could provide entertaining space, work from home or ancillary usage (subject to any required consents). Attached to the barn and accessed from the drive to the front is a generous garage/workshop.

### Location

Kirdford is located on the edge of the South Downs National Park approximately four miles to the north east of Petworth and three miles to the north west of Wisborough Green. The village is one of only a few such villages in this part of West Sussex to boast a thriving local store that is well supported by the local community along with two highly regarded pubs and a church. The local store offers a good range of shopping for daily needs while more comprehensive shopping can be found in Billingshurst, Haslemere and Petworth.



Main line stations at Billingshurst and Witley provide regular services into Victoria and Waterloo respectively.

An excellent choice of local schools includes the Kirdford and Plaistow Primary School in the village and the Weald secondary school at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Penntorpe are within easy reach

Kirdford and the surrounding area offers many recreational attractions with golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, 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 and the Revival Meeting.

**Services**

Mains water and electric, private drainage and oil fired central heating.

**Directions**

What3words - ///girder. buzzards.indoor

**Tenure**

Freehold

**Local authority**

Chichester District Council, Council tax band, G.

**Viewing**

Strictly by appointment with Savills.





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**Approximate Area** 333.8 sq m / 3593 sq ft

**Including Limited Use Area** (19.2 sq m / 207 sq ft)

**Outbuilding** 85.0 sq m / 915 sq ft (Including Garage)

**Total** 395.2 sq m / 4254 sq ft

**Alex Gilson**

Savills Petworth

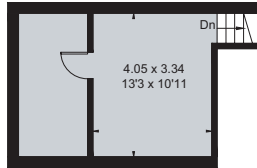
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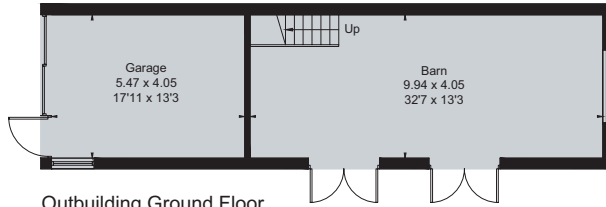


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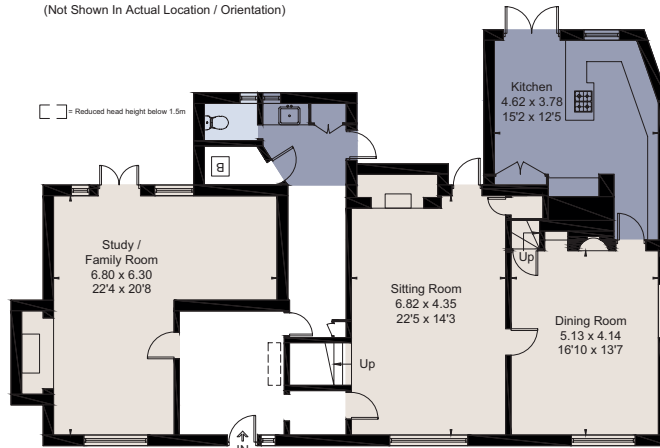


Outbuilding First Floor

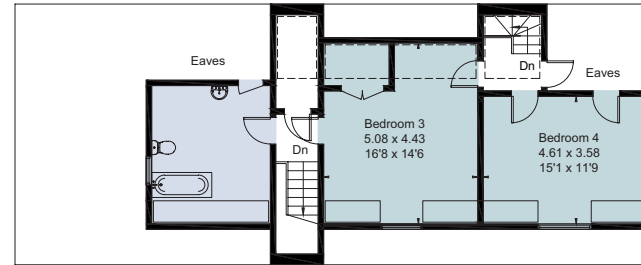


Outbuilding Ground Floor

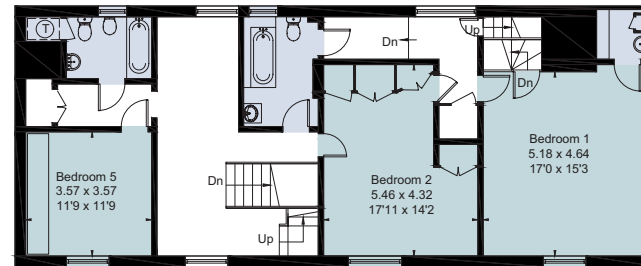
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor



For identification only. Not to scale. © 220713AG

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