



The Bull House, North Marden, Chichester, West Sussex



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A charming brick-and-flint property set in beautiful countryside offering extensive and versatile accommodation

Petersfield train station 7.2 miles (London Waterloo from 1hr 2mins), Chichester 9 miles, Midhurst 10.5 miles, Guildford 32 miles, Central London 63 miles

Sitting room | Dining hall | Kitchen/breakfast room | 2nd Sitting room with loft room above Studio | Utility | Cloakroom | Principal bedroom with en suite shower room | 4 Bedrooms Family bathroom | Shower room | Carport Garden | EPC rating E

The property

With a delightfully eclectic mix of character architecture and stylish interiors, The Bull House is an appealing home with light and airy rooms and versatile accommodation. Notable features include exposed beams and rafters, natural stone walls and wooden flooring, with an impressive, light-filled dining hall having brick pavers to the floor and two sets of folding doors offering a seamless inside to outside living environment. Adjoining is a kitchen with an Aga stove at its heart and ample space for casual dining, and a relaxed sitting room which is centred around a feature fireplace. A further sitting room provides a second comfortable retreat with rustic wood-burner and French doors out to the garden.

The east wing of the property accommodates three of the bedrooms, one of which is on the first floor. There is also a study/bedroom five and a family bathroom. The principal en suite room has a separate access providing options for use as a suite for visiting guests. The rear hallway also serves the studio and links the

courtyard and back garden. A further bedroom at the first floor level is in the west wing and has its own shower room while the ground floor utility incorporates a cloakroom. A spacious loft area over the sitting room completes the accommodation.

Outside

The three-sided building wraps around a delightful area of garden with boundary wall providing an enclosed outdoor haven with a paved area for dining and specimen trees which offer dappled shade on a sunny day. A further area of garden is reached from the courtyard through the east wing, by steps from the drive or through a gate from the lane. This offers a naturalist habitat with wildflowers and specimen trees and an elevated outlook to the adjacent farmland with far-reaching vistas over the undulating landscape. The parking area to the west provides space for numerous vehicles as well as access to the carport and there is additional space for cars to the east.

Location

Tucked away in the tranquil, rural setting of the South Downs, the small village of North Marden is renowned for its late 12th century church is noted for its distinctive apse. With direct access to the rolling hills and wooded glades of the downland, there are excellent outdoor activities for walking, riding and cycling, along with opportunities for bird watching. Both Petersfield and the cathedral city of Chichester are easily accessible, offering a comprehensive range of shopping, leisure and cultural facilities, whilst Goodwood Estate is nearby with its motor and horse racing events calendar, golf academy and health club. For commuters the train service from Petersfield offers journeys to London Waterloo in just 1 hour 2 minutes whilst the Chichester to London Victoria service takes 1 hour 34 minutes. Compton & Up Marden CE Primary School is a well-regarded, small downland school set in an idyllic location, whilst independent schooling is available at the renowned Westbourne House, Bedales and Portsmouth Grammar School.













Directions

From the Northgate roundabout, join the A286/ Broyle Road travelling in a northerly direction towards Lavant. Travel through the village and then take the left turn to join the B214 sign-posted to Petersfield & Harting. Follow the road for approximately 5 miles and take the left turn into North Marden and the property will be found a short distance on the left-hand side.

General

Local Authority: Chichester District Council
Services: Mains electricity, Oil-fired central heating. Private drainage: we understand that the private drainage at this property does comply with the relevant regulations.
Council Tax: Band E
Tenure: Freehold
Guide Price: £1,780,000

Chichester

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Floorplans
 House internal area 3,695 sq ft (343 sq m)
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