



Aldsworth House

West Sussex

A remarkable Grade II Listed house with fabulous gardens, swimming pool, original outbuildings and fives court, all with endless potential.

Aldsworth House, Emsworth, West Sussex, PO10 8QT

Emsworth 2.9 miles, Chichester 7.4 miles, London Gatwick Airport 51 miles,
Central London 70 miles

Features:

Reception hall | Kitchen/breakfast room | Dining room
Drawing room | Library | Garden room | Boot room
Utility room | Two sittings rooms | Pantry | Wet room with
bath and shower

Principal bedroom | Nine further bedrooms | Four bathrooms
Four cloakrooms | Wine cellar | Log store | Three further
store rooms

Coach house with stables | | Greenhouse
Summer house | Apple store | Potting shed
Indoor swimming pool | Fives Court | EPC rating F

c. 13 Acres





The property

Aldsworth House is thought to date back to before 1785 with later additions, sitting in the middle of its own land it is approached through electric gates onto a sweeping driveway. From the house, there are stunning views across its beautiful gardens, and farmland to the South Downs beyond. Aldsworth House has the advantage of being located only a few miles from the popular waterfront of Emsworth.

Aldsworth House has wonderful character and fabulous ceiling heights throughout, giving a sense of grandeur on entry. The reception rooms each have their own unique style, all with great proportions, especially the dining room and drawing room that both overlook the stunning spring flower meadow. The kitchen/ breakfast room is light and bright, with an electric AGA, and a mezzanine above the entrance, which is currently used for storage. There are three further reception rooms and a bedroom/study towards the back of the house, as well as a boot room and utility room, with an additional bedroom above. The cellar and wine cellar are accessed off the Reception hall, next to the kitchen.

The sense of space continues on the first and second floor, with the abundance of large bedrooms, all fitted with original fireplaces and many with far reaching views across the landscaped gardens and paddocks beyond. The first floor has a striking landing which leads to the principal bedroom, study and three further bedrooms, two bathrooms and two cloakrooms. Four further bedrooms, with two bathrooms, are found towards the south side of the house, thought to be the original part of the house, which are set over two floors.

To the north of Aldsworth house, you will find the magnificent indoor pool, which is linked to the main house by the garden room. The pool house creates a beautiful architectural statement, similar to an orangery, which encapsulates the style of the property beautifully, and one's eye is drawn to this the moment you drive through the electric gates.

Aldsworth House has a plethora of original outbuildings, including the beautiful Coach House (with private road access), stables, stores, engine house (with private road access) and a fives court in the far paddock, all providing outstanding and endless opportunities for potential purchasers.

The 13 acres of land is formed of paddocks and exquisitely maintained gardens, with many zoned areas, including wildflower lawns, grass tennis court, croquet lawn, vegetable gardens and orchards. Most notably, the garden has been opened for the annual NGS (National Garden Scheme) for many years. The garden contains very old fruit trees, peonies, roses, magnolias and many unusual shrubs and trees. In the spring time there are carpets of snowdrops, crocuses, daffodils, bluebells and fritillaries.

Location

Aldsworth House is located in the small hamlet of Aldsworth, close to the coastal town of Emsworth and seven miles west of the historic cathedral city of Chichester. The property sits within the stunning South Downs National Park and within easy reach of the Chichester Harbour Area of Outstanding Natural Beauty, but also benefits from good transport connections, including easy access to the A3(m) via the A27, and a superb rail service from Havant into London. The surrounding villages have an abundance of pleasant country pubs, while there are local amenities including shops and a small supermarket in Emsworth. Nearby schools include Westbourne Primary School and for secondary, Bourne Community College, while Chichester has several renowned independent schools. Further amenities and an excellent choice of shopping and leisure facilities can be found in Chichester as well as the renowned Festival Theatre. Goodwood is within easy reach and is well known for its racing, Revival Meeting and Festival of Speed. There is also excellent sailing in the area as well as swimming on the popular beaches of West Wittering.





Directions

From Chichester take B2178 towards Funtington and East Ashling. Continue straight ahead for seven miles, go straight on to the B2146 between East Ashling and Funtington, then continue straight onto Common Road and you will find the entrance to Aldsworth House on your right-hand side, immediately after a right turning, sign posted, to Walderton.

General

Guide Price: £2,495,000

Tenure: Freehold

Local Authority: Chichester City Council

Council Tax: Band H

Listing: Grade II

Services: Mains electricity and water. Private drainage (we are not aware whether the drainage complies to current regulations). Oil-fired heating.

Rights of Way: There is a footpath crossing the bottom of the west paddock, for further details please contact the agents.





Aldsworth House, Emsworth

Main House internal area 9,163 sq ft (851 sq m)

Stores internal area 333 sq ft (31 sq m)

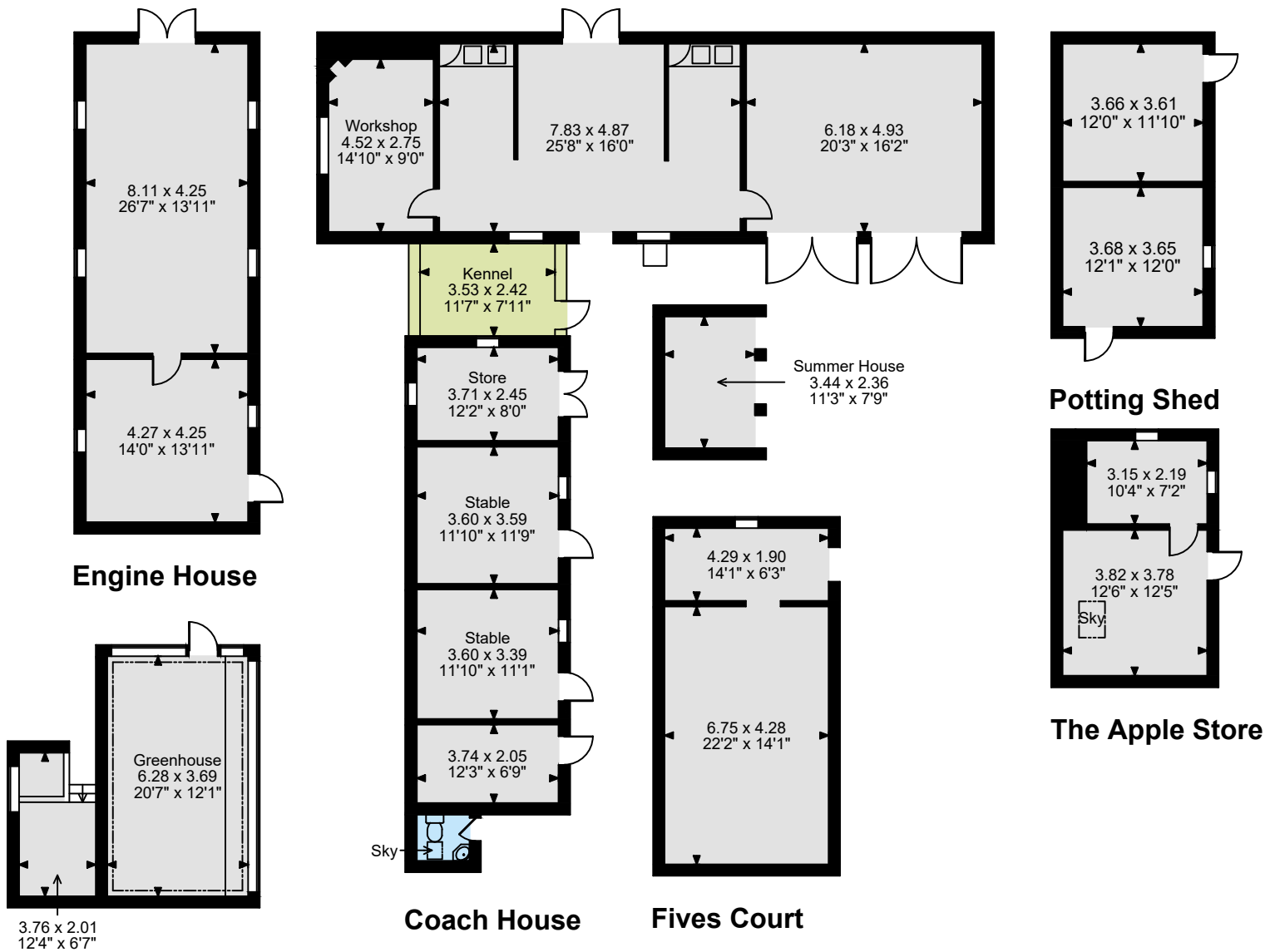
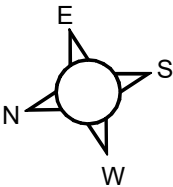


The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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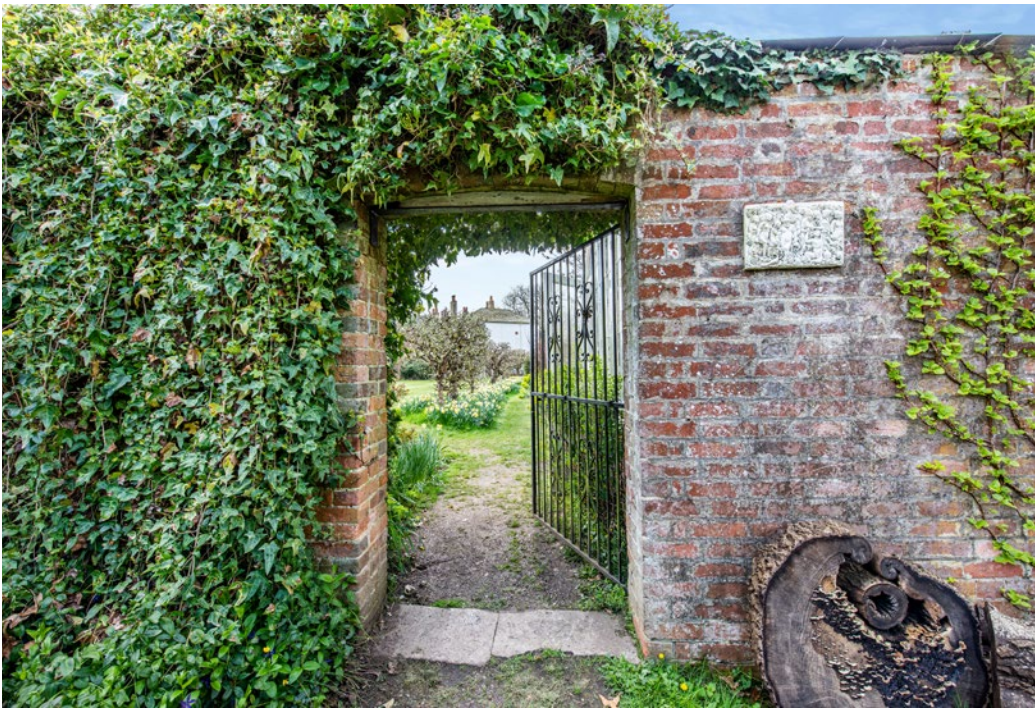
Aldsworth House, Emsworth
Coach House internal area 1,394 sq ft (130 sq m)
Outbuildings internal area 1,922 sq ft (179 sq m)



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