

Chilgrove Barn
Chilgrove Road, Lavant



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& Parker

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4,218 sq ft (392 sq m) | Freehold
5/6 reception rooms | 5 bedrooms
Double garage | High specification throughout

Guide price £2,000,000

An exceptional, spacious barn conversion, providing all the character and charm of a period property, married with highly efficient contemporary additions

At the heart of the house is a spectacular vaulted kitchen/dining/living room with floor to ceiling windows and French doors providing an excellent amount of natural light, and access to the gardens. This leads on to a spacious dining room and very generous drawing room with woodburning stove. The kitchen has been recently remodelled and is well designed, with a feature Aga, built-in appliances and polished quartz work surfaces. The majority of the ground floor accommodation at the southern wing of the barn provides a guest bedroom with en-suite shower room. On the opposite side there is a stunning principal bedroom with staircase leading to a large luxury bathroom. Additionally, there is a family bathroom, a further double bedroom and a cloakroom. On the first floor is a galleried office leading into the large second bedroom with feature flint wall and en-suite bathroom. A second staircase from the dining room leads to the galleried 'snug' area and into a double bedroom with en-suite bathroom.

Set within approximately half an acre, the property is approached through two sets of electric double gates which lead onto a sweeping drive bordered by lawn, providing extensive parking. The impressive 4 bay garage block with electric doors is partially used as a dedicated gymnasium, and there is also a storage shed to the side.

A large entertaining area with outdoor kitchen and dining gazebo is fully equipped with power, heat and light, and is pleasantly shielded by a mature hornbeam hedge. There is a practice putting area for keen golfers which could also be an ideal children's play area.

Also within the gardens are a good-sized garden office/hobbies room with heating and air conditioning, a greenhouse, log store, and another garden store. Raised vegetable beds and mature apricot, pear, apple and plum trees are a particular feature for keen gardeners.





Location

The property is situated within the heart of the South Downs National Park, on the edge of the popular West Sussex hamlet of Chilgrove, home to the award winning 'White Horse' public house/restaurant. The surrounding countryside offers walking and riding, polo and golf at Cowdray Park, flat racing at Goodwood and motoring events such as The Festival of Speed and Goodwood Revival.

To the south, the cathedral city of Chichester offers a range of cultural, leisure and shopping facilities, including the historic cathedral, renowned Festival Theatre, galleries, museums and restaurants.

There is an excellent 50/62 minutes train services from Haslemere/Petersfield to London (Waterloo). Chichester mainline station offers services along the coast and to London (Victoria).

General

Local Authority: Chichester District Council

Council Tax: Band H

Services: Mains electricity and water. Private drainage. Solar panels (43) 2x Tesla power walls which are serviced annually. Excess power produced is sold back to grid. Electric car charging station. Heat pump for hot water and underfloor heating. Heatmiser app controlled thermostat heating. Water softener. Wired CAT 5 audio and visual. security cameras to all aspects. Ceiling and wall speakers.

EPC Rating: B

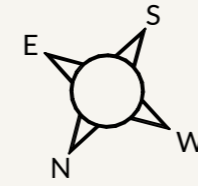
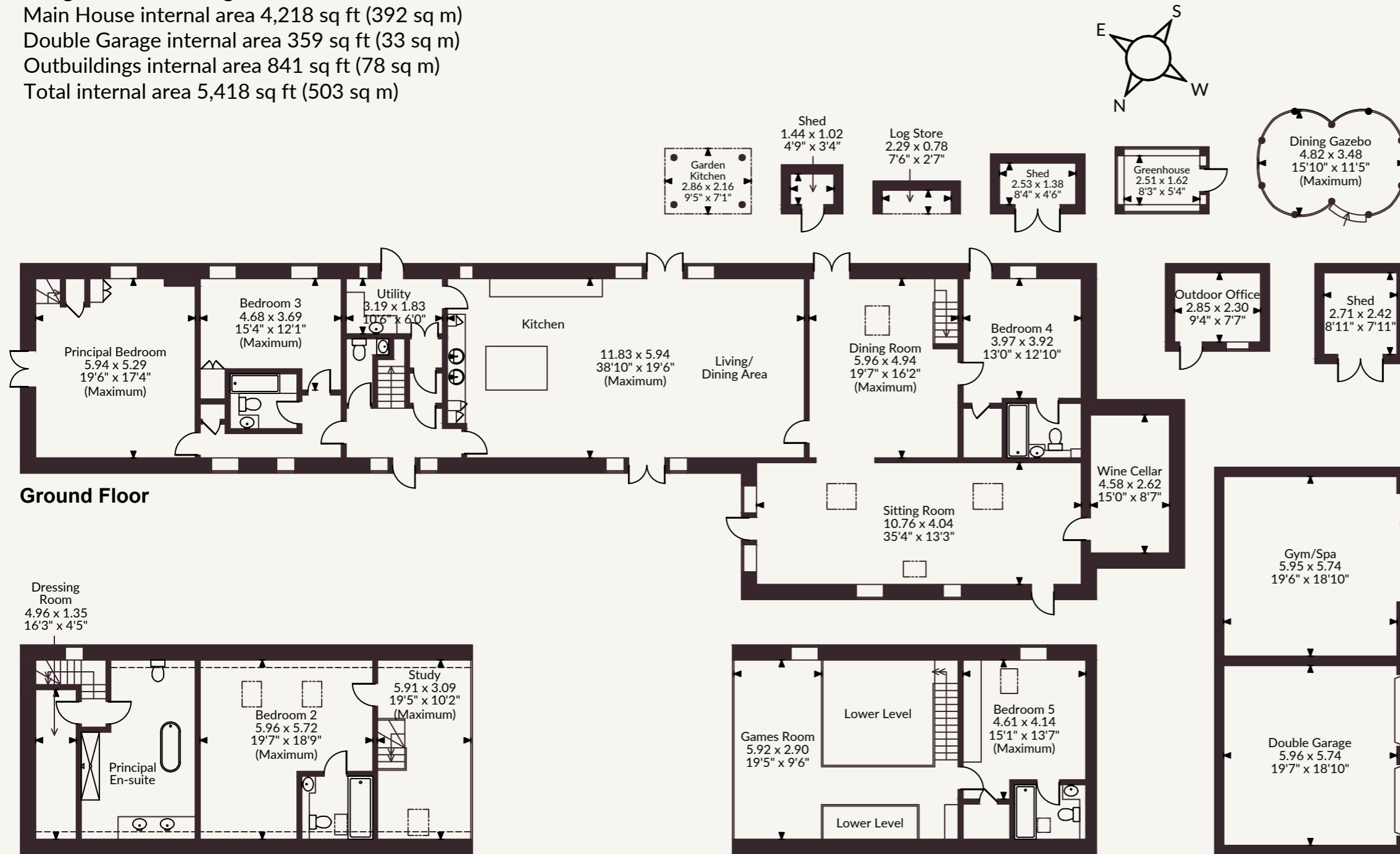
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents note: Langford Farm Barns consists of 6 barns and is run by "Langford Farm Barns Management Company", with each barn having a designated director and one share in the company. We are advised that each barn pays £1000/yr (2026), which covers: electricity for communal front gates and water treatment plant, servicing of water treatment plant, servicing of electric communal front gates, insurance for communal areas including the water treatment plant, and maintenance of communal areas if required



Chilgrove Barn, Chilgrove Road, Lavant, West Sussex
 Main House internal area 4,218 sq ft (392 sq m)
 Double Garage internal area 359 sq ft (33 sq m)
 Outbuildings internal area 841 sq ft (78 sq m)
 Total internal area 5,418 sq ft (503 sq m)

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First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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