Colworth Manor House, Colworth, Chichester, West Sussex

Strutt & Parker

Land and property. Since 1885.

3,021 sq ft (281 sq m) | Freehold
5 bedrooms | 3 reception rooms
1.78 acres | Self contained Cottage
Garage, 3 bay car barn & outbuildings | Rural

Guide price £2,250,000

A magnificent period home featuring striking brick and flint elevations, retaining a wealth of character features and offering exceptional ancillary accommodation, set within expansive, picturesque grounds near Chichester.

Colworth Manor House is an exceptional period residence that combines historic charm with versatile family living. Displaying an attractive façade to the front with Virginia creeper and traditional brick-and-flint elevations to the rear, the house is rich in character, featuring classic sash windows, exposed timber beams and welcoming fireplaces throughout. The estate comprises a substantial principal house, a beautifully appointed detached cottage and an excellent range of ancillary buildings.

The principal house offers generous, well-balanced accommodation, centred around a superb 26ft sitting room with a striking fireplace incorporating a wood-burning stove and glazed doors opening onto the gardens. A comfortable family room and a dedicated study provide flexible spaces for relaxation, entertaining and home working. At the heart of the house is the impressive farmhouse-style kitchen and dining room, featuring traditional tiled flooring, bespoke cabinetry, a butler sink and a handsome brick fireplace housing a classic Aga. The first floor provides five well-proportioned bedrooms, including a spacious principal suite with a large en suite bathroom. Two further bedrooms have en suite facilities, while the remaining bedrooms are served by a family shower room.

The detached cottage provides attractive ancillary accommodation, retaining a wealth of character including a vaulted ceiling and exposed beams. It comprises an open-plan kitchen and sitting room, two bedrooms and two bathrooms, making it ideal for guests, multi-generational living or potential income generation.

Approached via a sweeping driveway, the property sits in 1.78 acres and is set within extensive, beautifully maintained grounds. The rear gardens are predominantly laid to lawn, interspersed with mature trees, established hedgerows and paved terraces for outdoor entertaining and al fresco dining. In the adjoining field is an orchard and a vineyard and further enhancing the estate is a private tennis court and a substantial outbuilding complex incorporating garaging, a three bay oak framed barn and a workshop. Above, a superb light-filled studio provides versatile space for creative pursuits, hobbies or home working.

Colworth Manor House enjoys a peaceful rural setting in the small hamlet of Colworth, within easy reach of the cathedral city of Chichester. The area is surrounded by open countryside and is ideally placed for those seeking a semi-rural lifestyle with convenient access to a wide range of amenities.

Chichester provides an excellent selection of shops, restaurants, cafés and cultural facilities, including the renowned Festival Theatre, and Pallant House Gallery together with a choice of supermarkets and leisure amenities.

Sailing may be enjoyed from the many centres around Chichester Harbour and bathing, kite and windsurfing from the well-known beautiful sandy beaches at West Wittering and the National Trust's East Head.

The Goodwood Estate to the north offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival Meetings which it hosts. There is also a motor circuit, golf and country club and small airfield.

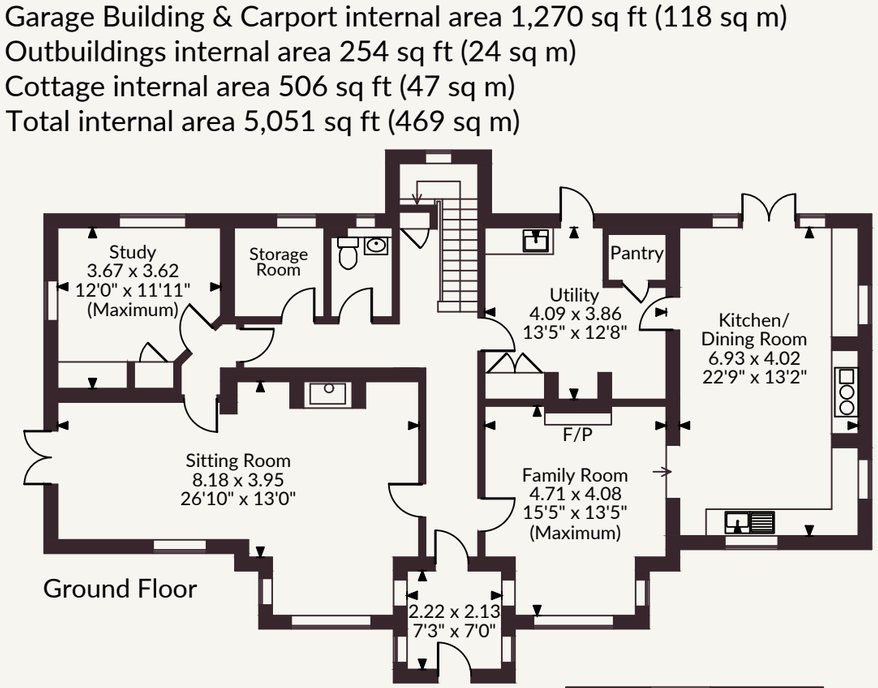
Schooling in the area is highly regarded in both the state and independent sectors including Bishop Luffa School in Chichester, alongside a number of sought-after independent schools with Westbourne House being the closest. Other schools include The Prebendal School, Portsmouth Grammar School, Seaford College and Great Ballard School.

Transport links are excellent, with the A27 providing access along the south coast and connections to the A3(M) for London and the wider motorway network. Mainline rail services from Chichester offer regular trains to London Victoria, Gatwick Airport and other regional hubs, making the area well connected for both commuting and travel.

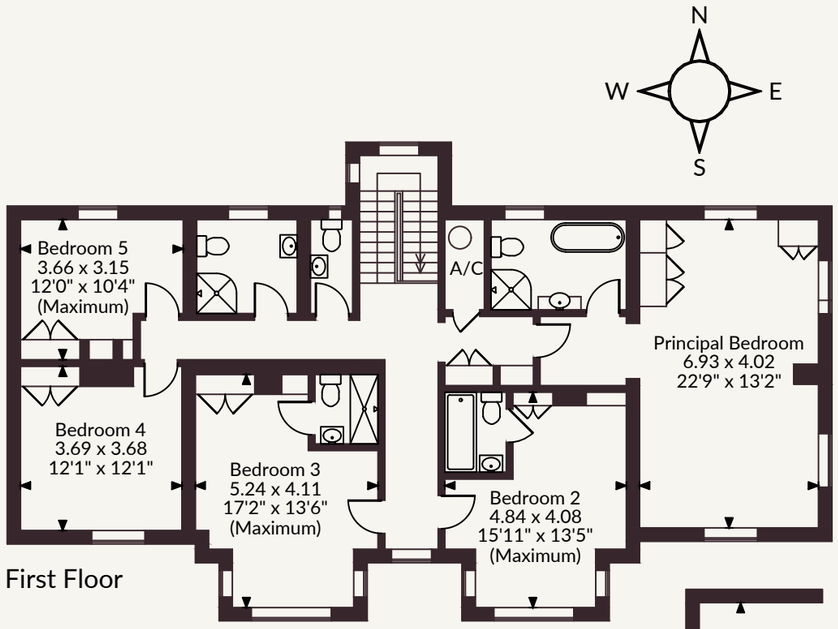
General

Local authority: Chichester District Council
Services: Mains electricity, water and drainage
Council Tax: Band G
EPC rating: Main house E,. Cottage E.
.Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

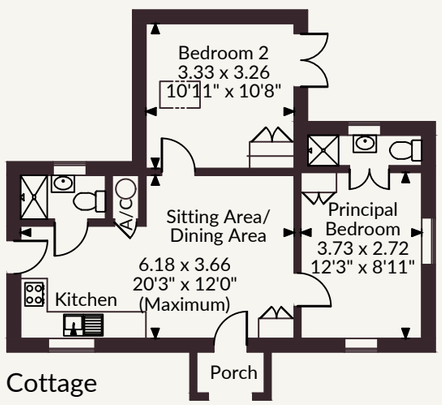
Colworth Manor House, Colworth, Chichester
Main House internal area 3,021 sq ft (281 sq m)
Garage Building & Carport internal area 1,270 sq ft (118 sq m)
Outbuildings internal area 254 sq ft (24 sq m)
Cottage internal area 506 sq ft (47 sq m)
Total internal area 5,051 sq ft (469 sq m)



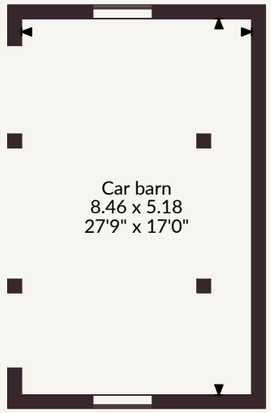
Ground Floor

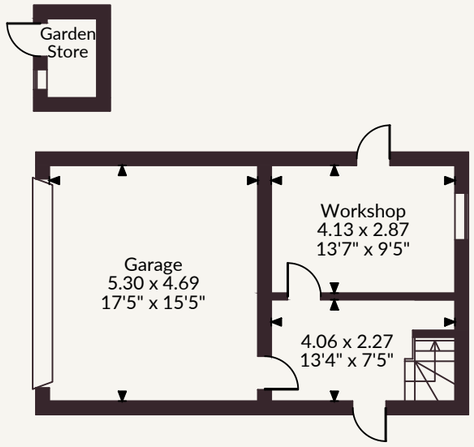


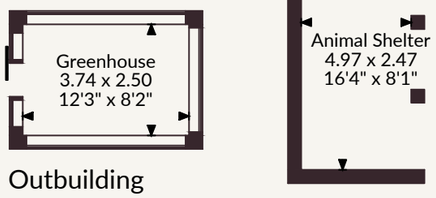
First Floor



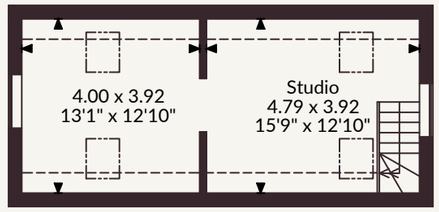
Cottage







Outbuilding



Floor Above Garage

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The position & size of doors, windows, appliances and other features are approximate only.
⌐ ¬ ⌐ ¬ Denotes restricted head height
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