



Telegraph House


Telegraph House, Compton, Chichester, West Sussex





BNP PARIBAS GROUP


An exceptional property in the South Downs, with detached annexe, self contained office, swimming pool & tennis court


Telegraph House, a historic former Admiralty semaphore station dating back to the 1800's, is nestled in the heart of the South Downs near Chichester. This exceptional home offers breathtaking views, tranquillity and a rare blend of heritage and luxury, complete with outstanding amenities.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**4 BATHROOMS**


**44FT CARPORT S/C ANNEXE**

**1.78 ACRES**

**FREEHOLD**

**RURAL**

**3,191 SQ FT**

**GUIDE PRICE £2,950,000**

The property

Set within a generous plot, Telegraph House, a historic former Admiralty semaphore station dating back to the 1800's, is nestled in the heart of the South Downs near Chichester. This exceptional home offers breathtaking views, tranquillity and a rare blend of heritage and luxury, complete with outstanding amenities.

The ground floor accommodation is arranged around a welcoming reception hall, which incorporates useful storage and a cloakroom. It comprises a wooden-floored sitting room with a feature fireplace with woodburning stove, flanked on each side by steps rising to two well-proportioned sub-rooms, together with a rear door to the terrace. A door opens from the sitting room to a large wooden-floored kitchen/dining room, also accessible from the hall. The kitchen has a range of wall and base units, complementary wooden worktops and modern integrated appliances. It opens into a dining area with fitted units, built-in seating, a

door to the side aspect and stairs descending to generous cellarage, suitable for a variety of uses. The ground-floor accommodation is completed by a bedroom wing, comprising a dual-aspect principal bedroom with a fitted dressing area and an en suite shower room, two further double bedrooms with fitted storage, and a contemporary family bathroom.

From the rear of the sitting room, stairs rise to a vaulted first-floor double bedroom, which includes fitted and eaves storage, window seating, and an en suite bathroom.







Outside

Set in a plot of around 1.78 acres, the property is approached over a driveway providing private parking and giving access to a 44ft carport and an adjoining L-shaped outbuilding. This comprises a self-contained office with cloakroom facilities and a self-contained annexe with a sitting room with kitchenette, a double bedroom and a shower room.

The garden surrounding the property is laid mainly to lawn bordered by mature shrubs and trees. It features a swimming pool with paved surround and pool house, a grass tennis court with store, a garden machinery store, shed and a generous wraparound paved terrace, the whole ideal for entertaining and al fresco dining and enjoying the stunning panoramic views over the South Downs.

Location

Surrounded by the South Downs National Park and its extensive walking, riding and cycling routes, Telegraph Hill and its ancient woodland sit on Compton Down.

Nearby Compton village has a church, parish room, shop, tea room, pub and primary school. The market town of Petersfield to the north, coastal town of Emsworth to the south, and the Cathedral City of Chichester all offer excellent shopping, service and leisure facilities including the renowned Chichester Festival Theatre and Pallant House Gallery.

Local sporting amenities include sailing clubs at Emsworth, Bosham and Chichester, and bathing and windsurfing at the Witterings and Bracklesham Bay. The Goodwood Estate offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival meetings.

Transportation links are excellent: the A3(M) links to major regional centres and the motorway network, and Rowlands Castle station (6.2 miles) offers regular services to Portsmouth Harbour and London Waterloo.



Distances

- Compton 1.7 miles
- Petersfield 9.1 miles
- Emsworth 9.0 miles
- Chichester 11.8 miles

Nearby Stations

- Rowlands Castle

Key Locations

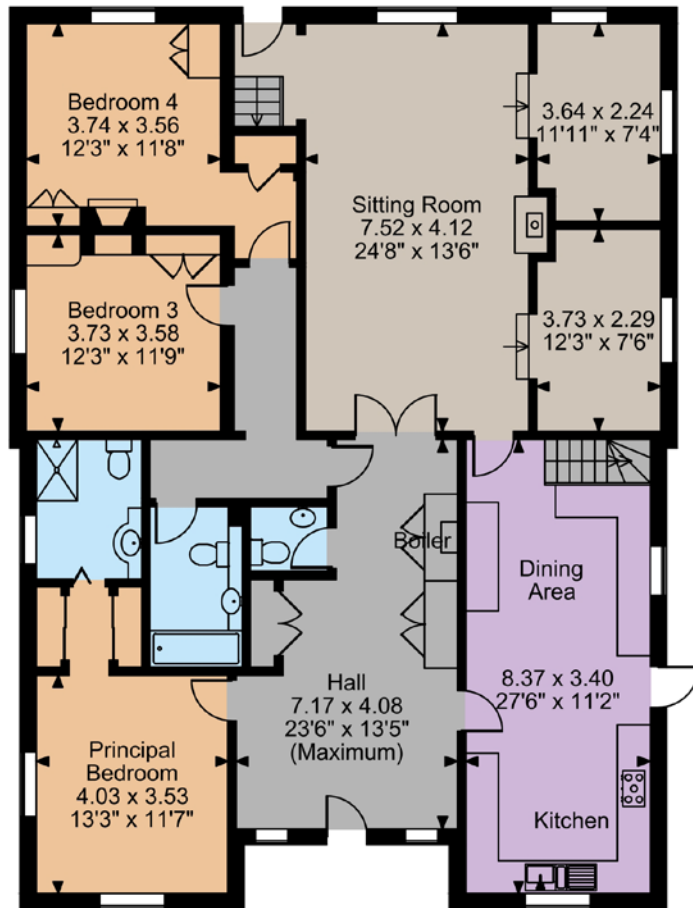
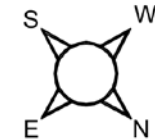
- The Goodwood Estate
- West Dean Gardens
- Chichester Festival Theatre
- South Downs National Park

Nearby Schools

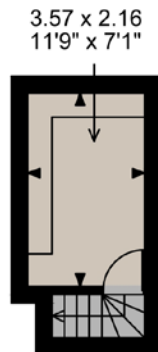
- Compton & Upmarden C of E Primary
- Oakwood
- Great Ballard
- Prebendal



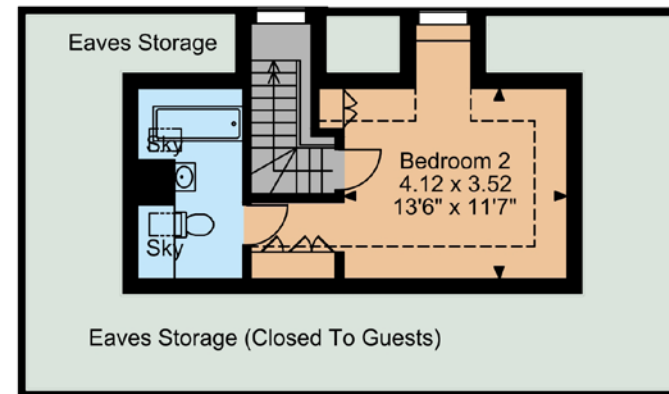
Telegraph House, Compton, Chichester
Main House internal area 2,238 sq ft (208 sq m)
Pool House internal area 84 sq ft (7 sq m)
Total internal area 2,322 sq ft (215 sq m)



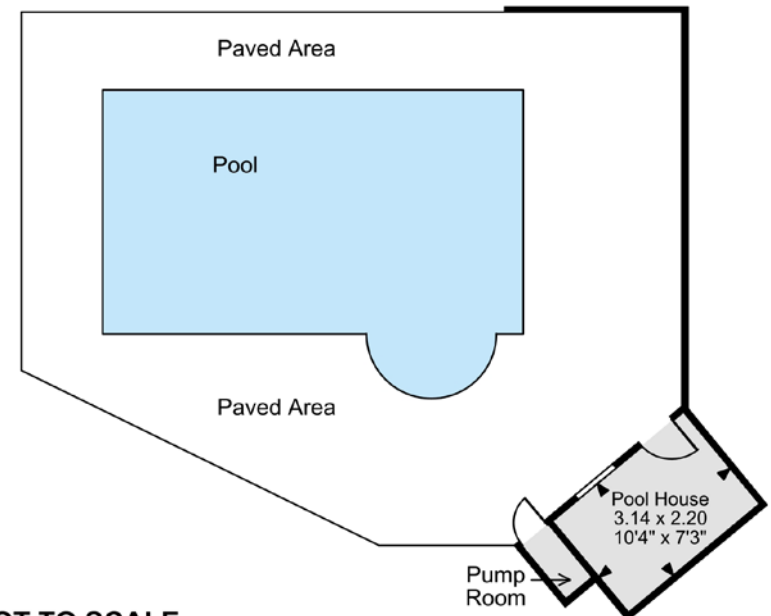
Ground Floor



Cellar



First Floor



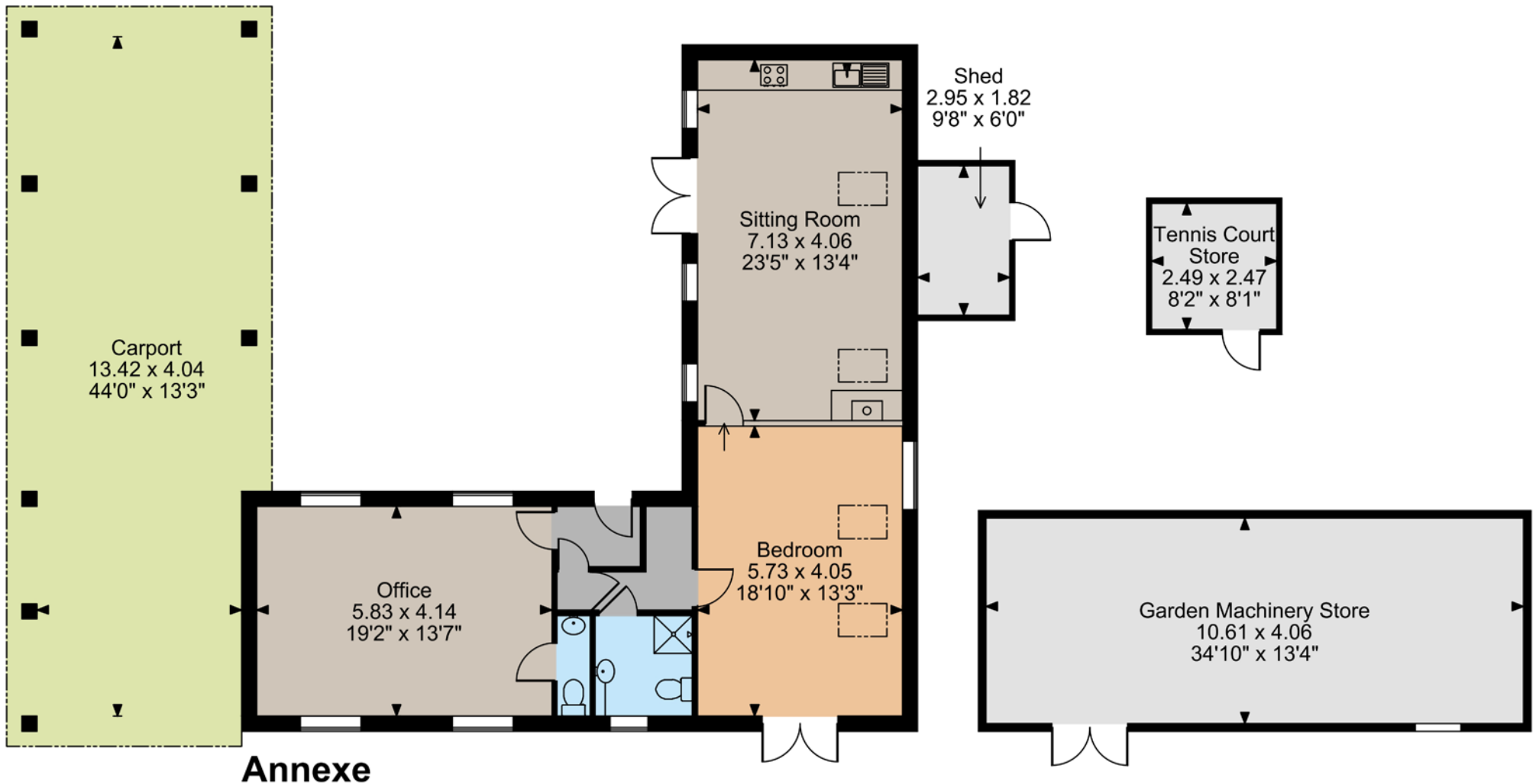
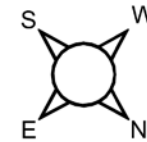
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Telegraph House, Compton, Chichester
Annexe internal area 953 sq ft (89 sq m)
Shed & Stores internal area 588 sq ft (55 sq m)
Total internal area 1,541 sq ft (144 sq m)



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Floorplans

House internal area 3,191 sq ft (297 sq m)
For identification purposes only.

Directions

Post Code: PO18 9QL

what3words: ///occur.porch.bright - brings you to the property

General

Local Authority: Chichester District Council

Services: Mains electricity, gas and water, private drainage (we are unaware whether the private drainage complies to the current regulations)

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

Council Tax: Band G

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

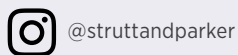
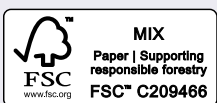
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