



Green Pastures, Myrtle Grove, Patching, West Sussex

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**STRUTT
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Green Pastures, Myrtle Grove, Patching, West Sussex BN13 3XL

A characterful family home situated in the South Downs National Park with glorious views, delightful gardens and excellent equestrian facilities

Patching 1.6 mile, A27 1.8 miles, Angmering train station 4.6 miles, Worthing 6.6 miles, Arundel 6.8 miles, Chichester 17.3 miles, Brighton 18.8 miles, London Gatwick Airport 31 miles.

Reception hall | Drawing room | Sitting room
Dining room | Kitchen/breakfast room | Utility
2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Garage | Stable block | Swimming pool & pool building | Garden | 4.091 acres | EPC rating E

The property

Green Pastures is a handsome property situated offering versatile accommodation and generously proportioned, light-filled rooms benefitting from glorious views of the surrounding countryside. A bright welcome is provided by the spacious reception hall which features a double-height ceiling offering glimpses of the galleried landing above. The ground floor reception rooms comprise a double aspect sitting room centred around a fireplace with wood-burning stove, and an adjoining formal dining room which together offer a sociable setting with doors leading to the garden. There is a separate drawing room also offering the warming ambience of a fireplace. Fitted with farmhouse-style, wooden cabinetry, the kitchen has a traditional stove at its heart and offers space for informal dining. Ancillary space is provided by a utility room which incorporates a cloakroom and has a linking hallway to the garage. The first floor rooms

enjoy wonderful elevated views and offer four bedrooms, with wardrobe storage, and a family bathroom. The principal bedroom features south and westerly views and an en suite bathroom.

Outside

The property is approached via a five-bar gate onto a driveway which provides parking and gives access to the double garage. The wrap around garden is beautifully maintained and feature swathes of lawn, beds filled with colourful and fragrant shrubs, and herbaceous plants, clipped hedging and specimen trees with the surrounding terrain providing a glorious 'borrowed landscape'. There is a paved terrace for outdoor dining and relaxation and enclosed within its own garden area is an outdoor swimming pool with paved surround and an adjoining pool house. For equestrian-enthusiasts, there are excellent facilities with a five stall stable block and adjoining tack-room, a large hay/straw barn, menage and paddocks.

Location

Green Pastures occupies an idyllic, secluded position on a rural lane with far reaching vistas and direct access to a vast network of bridleways uninterrupted by public roads up to the South Downs Way or into Angmering Park. Patching and its neighbour Clapham are small villages with amenities including a primary school, village café and two parish churches. Nearby Findon, Worthing and Arundel offer shops and facilities for everyday items, as well as a seaside setting at Worthing with water sports activities and a superb 5-mile long promenade. Good sailing and beaches can also be found at Littlehampton. Further extensive facilities are at Chichester to the west and Brighton to the east. Nearby stations include Angmering and Arundel both offering services to London (Victoria). By road, Green Pastures is located close to the A27 coastal road and the A24 leading north to Gatwick and London. Well-regarded schooling in the vicinity include a good nursery school on the site of Windlesham Prep school, two miles away, Lancing College, Our Lady of Sion & Sompting Abbots.





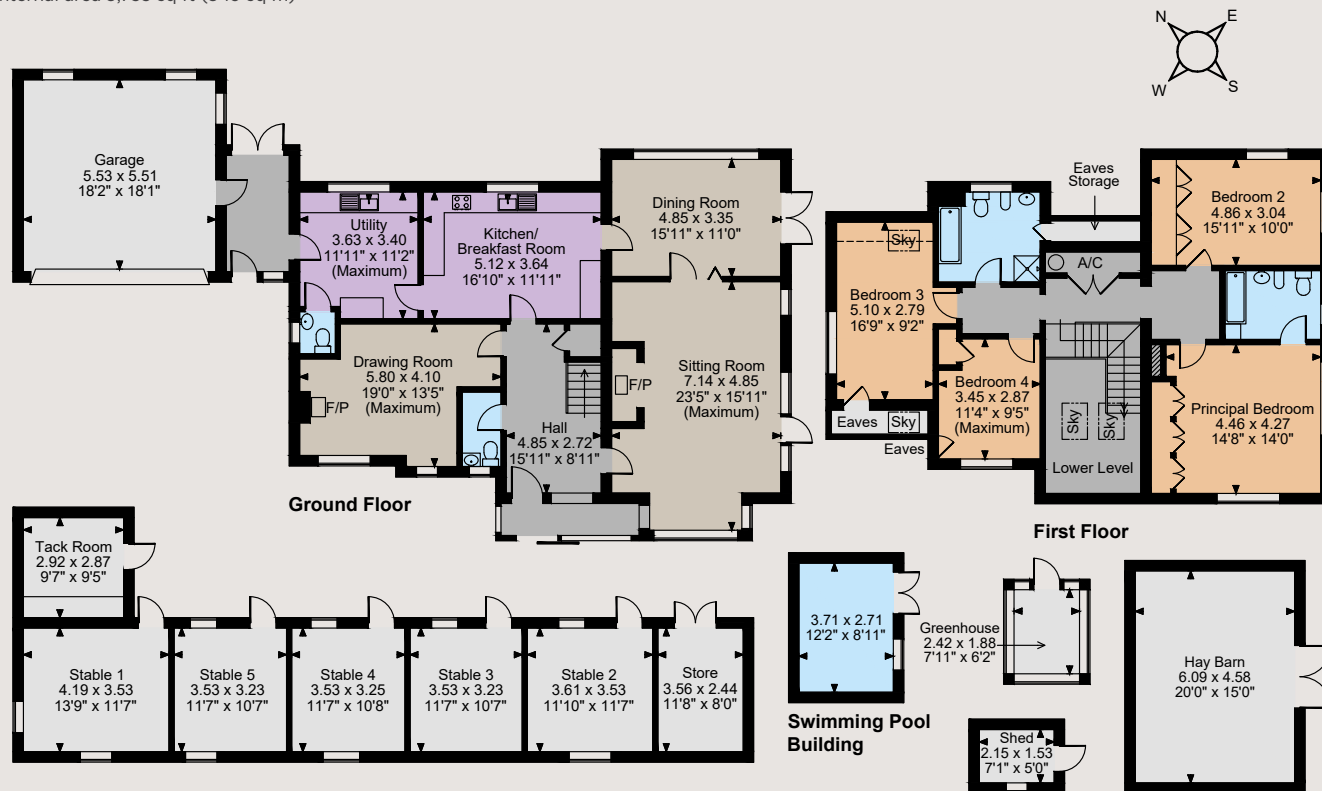






Floorplans

House internal area 2,445 sq ft (227 sq m)
 Garage internal area 328 sq ft (30 sq m)
 Stables internal area 691 sq ft (64 sq m)
 Tack Room internal area 89 sq ft (8 sq m)
 Store internal area 94 sq ft (9 sq m)
 Swimming Pool Building internal area 108 sq ft (10 sq m)
 Total internal area 3,755 sq ft (349 sq m)



Directions

From the A27, take the exit to join the A280/ Long Furlong and follow the road for approx 1.3 miles. Take the left turn to join Longfurlong Lane and then bear left at the green sign for Myrtle Grove Estate. Follow the lane for a short distance and the property is on the right.

General

Local Authority: Arun District Council
Services: Mains electricity, water via Myrtle Grove Estate, gas fired central heating, private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Chichester

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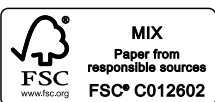
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