

Green Pastures, Myrtle Grove, Patching, West Sussex

For the finer things in property.





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 equestrianenthusiasts, 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.

























IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UL limited



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 Myrtlegrove 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 Myrtlegrove 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

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com struttandparker.com

🥑 @struttandparker

f /struttandparker

Over 45 offices across England and Scotland, including Prime Central London





