



Holly House
Northchapel, Petworth, West Sussex

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A handsome period property with six bedrooms, attractive gardens and paddocks of about 10 acres

A substantial detached period property with a wealth of elegant accommodation and extensive gardens and grounds, set on the edge of the sought-after village of Northchapel and surrounded by stunning South Downs countryside.



5 RECEPTION
ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



10 ACRES



FREEHOLD



SEMI RURAL/
VILLAGE



4,157 SQ FT



GUIDE PRICE
£2,150,000



The property

Dating from the early 20th century, the property has been sympathetically and creatively renovated and improved by the current owners to restore period features including fireplaces, sash windows, flagstone and wooden floors, ornate cornicing and ceiling roses, alongside elegant, contemporary styling, and fittings, to create a thoroughly attractive and inviting home in which to relax and entertain.

The main ground-floor reception is the dual aspect 22ft drawing room, with front sash window, bi-fold doors to the west-facing gardens, and fireplace with log burning stove. Additional reception rooms include a dual aspect dining room with wooden flooring, fireplace with log burning stove, and a family room with south-facing French doors and a further log-burner fireplace. At the heart of the home is the open-plan kitchen and family area, with underfloor heating, providing everyday living space, with the kitchen featuring a bespoke handmade fitted kitchen,

stylish granite worktops, integrated dishwasher and fridge/freezer, Perrin & Rowe taps, Quooker hot tap central island, and a "secret" door to the utility room. The family area accommodates a dining table and seating, with bi-folds opening to the sunny rear paved terrace which is ideal for outside entertaining.

From the welcoming reception hall, with flagstone floor and underfloor heating, a staircase leads to the first floor, where there are five beautifully presented double bedrooms. These include the generous, luxury principal bedroom suite with spacious dressing room, complete with free-standing bath and "secret" door to the en suite shower room. A further en suite bedroom, with a roll-top bath and a separate shower unit, has a dressing or study area. A third "secret" door provides access to the contemporary styled family shower room with Mandarin stone tiles. All the bathrooms have underfloor heating. Stairs continue to the second floor, where there is an additional large bedroom with access to eaves and loft storage space.







Outside

The property is approached via the in/out gravel driveway which provides parking space and leads to the garage at the side of the house. The garden is mostly to the rear, with a south and west-facing aspect welcoming plenty of sunlight throughout the day. There is paved and gravel terracing, providing space for outside entertaining, as well as pristine, level lawns, interspersed with mature trees and bordered by established hedgerows. The garden also includes a multi-use tennis court enclosed by chain link fencing. There is separate access from the road to the paddocks, all enclosed by hedging and fencing to provide privacy and seclusion.

Location

Holly House is situated on the edge of the highly regarded village of Northchapel in the heart of the West Sussex countryside, an Area of Outstanding Natural Beauty and included within the area designated as the South Downs National Park. The village has a thriving rural community with a public house, village shop and post office, village green, sports club and village school. Sporting facilities include golf at Liphook, Chiddington and West Surrey, racing at Goodwood, polo at Cowdray Park and sailing off the south coast at Chichester. There are theatres at Guildford and Chichester. The A3 can be accessed at Hindhead, Brook or Milford providing access to Heathrow, Gatwick, the M25, London and the south coast, while mainline rail services are available from Haslemere (1 hour to London Waterloo).



Distances

- Chiddington 4.4 miles
- Petworth 5 miles

Nearby Stations

- Haslemere 5.7 miles

Key Locations

- Black Down (National Trust)
- Cowdray Park
- Petworth House & Park

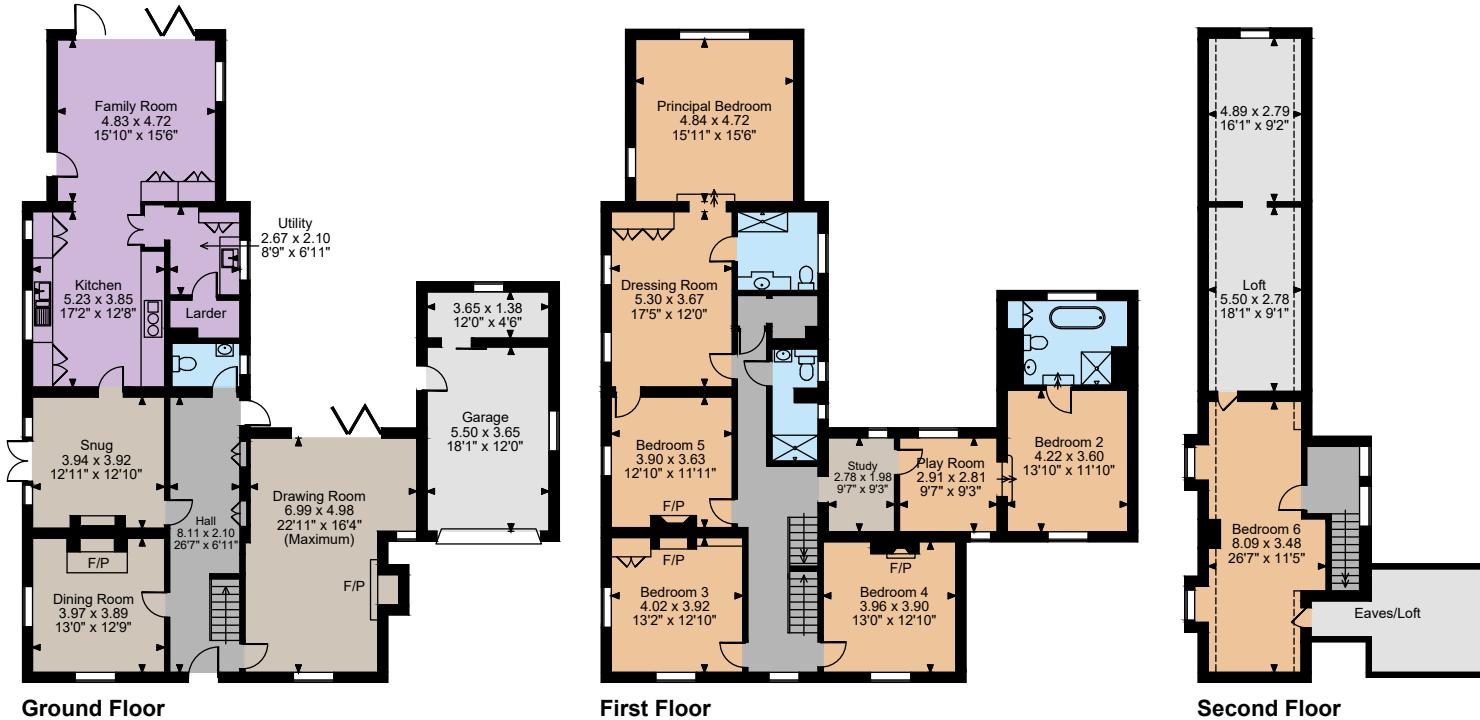
Nearby Schools

- Midhurst Rother College
- St. Ives
- St. Edmunds
- Amersbury
- Charterhouse
- King Edwards









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

□□□ Denotes restricted head height

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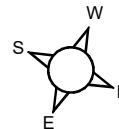
Floorplans

Main House internal area 3,876 sq ft (360 sq m)

Garage internal area 281 sq ft (26 sq m)

Total internal area 4,157 sq ft (386 sq m)

For identification purposes only.



Directions

GU28 9HJ

From Haslemere High Street, take the B2131 Petworth Road and continue for approximately three miles until reaching the T-junction with the A283. Turn right and follow the road for just under two miles through Northchapel. As you leave the village the property can be found on your right hand side.

what3words: ///baking, revamping.recover - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains water, electricity and drainage. Oil fired central heating.

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

Council Tax: Band G

EPC Rating: D

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

Haslemere

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