

Grove End Farm,
Northchapel, Petworth



Strutt
& Parker

Land and property. Since 1685.



3,606 sq ft (335 sq m) | Freehold
5 reception rooms | 5 bedrooms
2 bed annexe accommodation | Approximately 2.18 acres

Guide price £1,650,000

A charming family home with five bedrooms in the desirable village of Northchapel, set in just over 2 acres of gardens, tennis court and small paddock, separate 2 bed annexe accommodation and stable block/ outbuildings.

Grove End Farm is a delightful and spacious period family home. Thoughtfully updated and extended over the years, but still retaining much character and charm, creating a versatile home in a highly desirable location and enjoying delightful views from the principal rooms over the grounds and neighbouring land beyond.

At the heart of the home is the kitchen/breakfast room with bespoke fitted kitchen, granite work surface, central island, electric Aga, integrated appliances, double doors giving access to the garden, and a separate utility room. A walk-in larder and spacious boot room adjoin the kitchen, with doors front and rear leading to the garden.

The dual aspect sitting room has an open fireplace and double doors lead to the family room, also with open fireplace, which links to the conservatory, with air conditioning unit and lovely views of the garden. The third reception space is the formal, dual aspect dining room.

On the first floor, the generous dual aspect principal bedroom suite boasts a “picture window”, walk-in wardrobe and en-suite bathroom. The four further bedrooms most with built in wardrobes are serviced by a family bathroom and separate shower room. All bedrooms enjoy a delightful rural aspect with views over neighbouring land.

The property is approached via a timber gate opening onto a gravel driveway, providing ample parking, leading to the large stable block with two stables, double garage, EVCP, trailer bay and entrance to the self-contained annexe; The Stable Flat, comprising utility room on ground floor and on the first floor, open plan kitchen/diner with sitting area, 2 bedrooms and shower room.

The mature, landscaped gardens are a real feature of the property, with the formal gardens mainly laid to lawn interspersed with specimen trees, shrubs and flower borders. The garden flows gently into the wild meadow and adjoins the paddock. A well-maintained all-weather tennis court compliments the grounds.

Location

The property is situated in 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; with access to numerous country walks. The village has a thriving rural community with a public house, village shop and post office, village green, sports club and village school. There is a fine selection of schools in the area including Northchapel Primary School (Ofsted Good), Midhurst Rother College (Ofsted Outstanding), Bohunt, Highfield & Brookham, Churchers and Seaford both with junior and senior schools. Sporting facilities include golf at Liphook, Chiddingfold and West Sussex, 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).

Haslemere

Haslemere is a thriving Surrey Town, which has become a firm favourite with young families, offering an exceptional blend of community, convenience and outdoor living. With outstanding schools, a lively selection of independent shops, supermarkets, cafes and restaurants, excellent leisure facilities and countless opportunities for walking, cycling and exploring the surrounding countryside, it contains everything needed for modern family life.

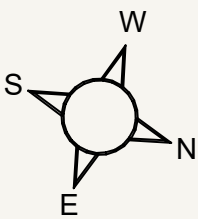
Petworth

One of West Sussex’s most desirable market towns, celebrated for its rich heritage, elegant architecture and thriving independent boutiques and coffee shop community. At it’s heart lies the magnificent National Trust Petworth House and Park. The picturesque streets are lined with antique shops, boutiques, galleries, cafes and exceptional restaurants.

Haslemere town centre 5.3 miles, Haslemere mainline station 5.8 miles (London Waterloo 53 minutes), Petworth 5 miles, Chichester 20 miles, Guildford 18 miles, London via the A3 43 miles. (Distances and times approximate)



Grove End Farm Northchapel, Petworth
Main House internal area 2,671 sq ft (250 sq m)
Garage & Trailer Bay internal area 638 sq ft (59 sq m)
Stables & Hay Room/Tack Room internal area 411 sq ft (38 sq m)
The Stable Flat internal area 505 sq ft (47 sq m)
Total internal area 4,225 sq ft (393 sq m)

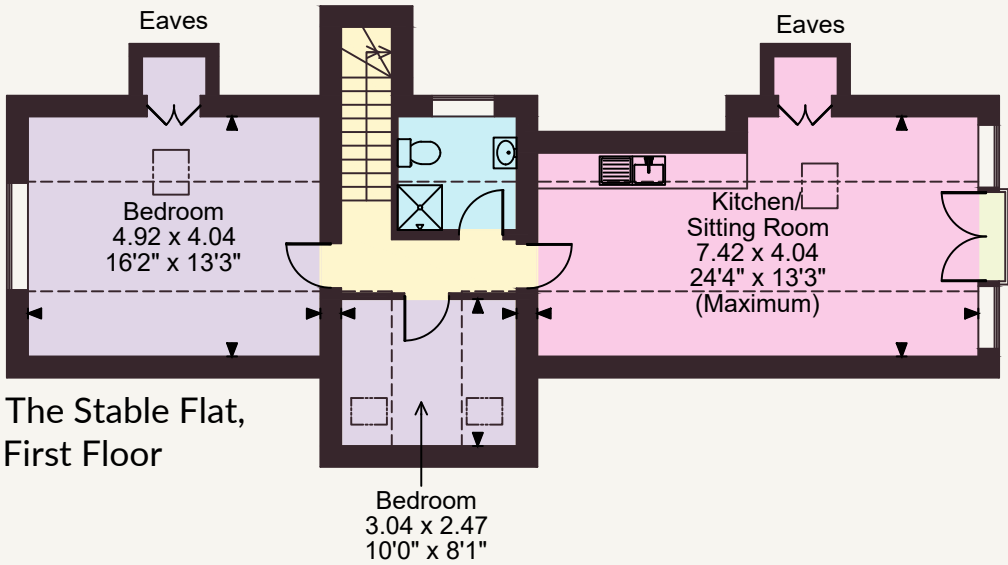
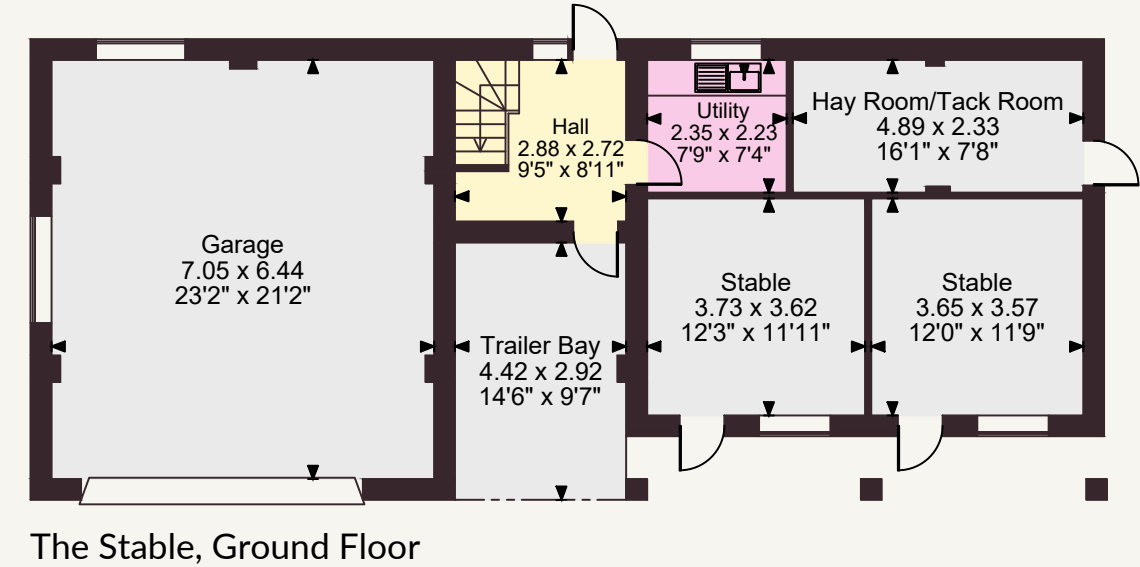
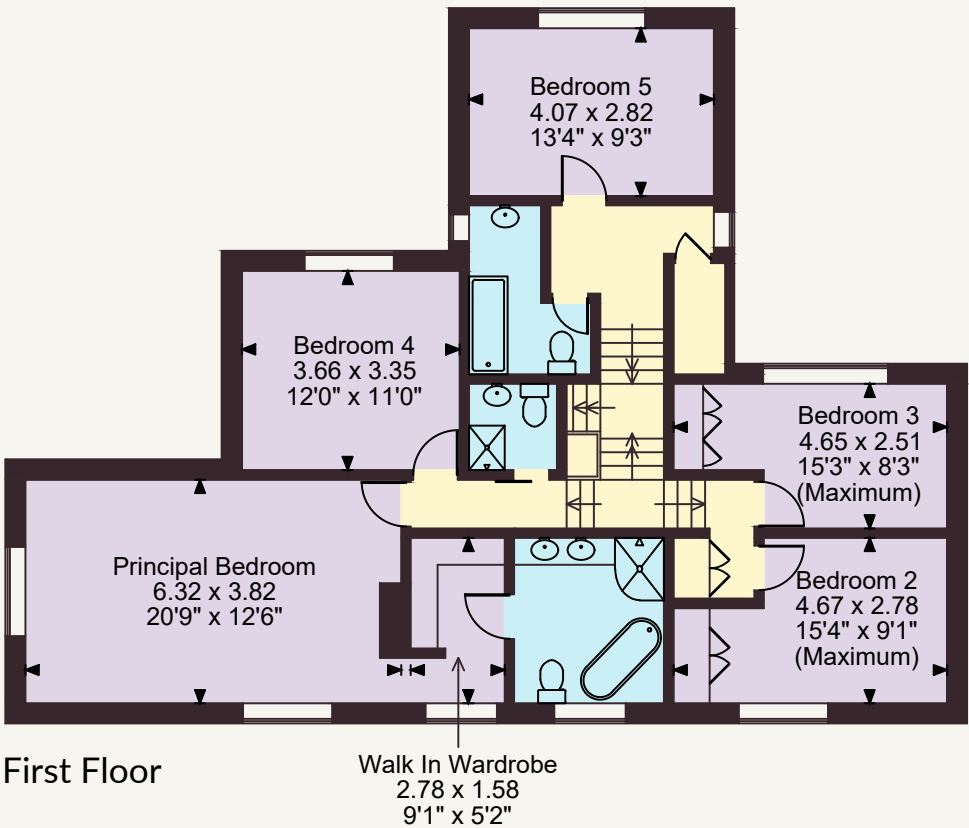
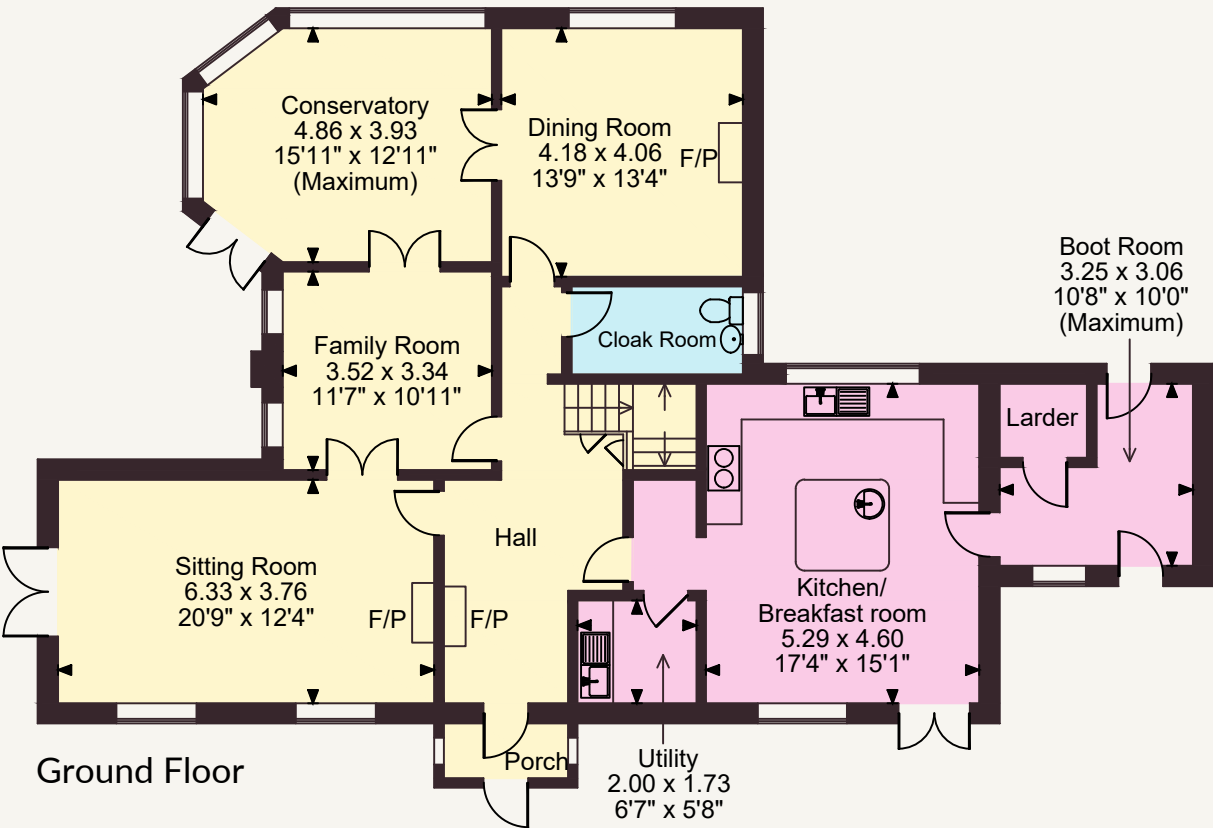


Strutt & Parker Haslemere
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General

Local Authority: Chichester District Council
Services: Mains electricity, water and drainage. Oil fired central heating.
Council Tax: Band G
EPC Ratings: Main House D | The Stable Flat C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents note: The Stable Flat is used for holiday rentals.



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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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Particulars prepared July 2026





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