









## Mallowes Farm, Upwaltham

An attractive Grade II listed house with approximately 2.8 acres and potential for equestrian use.

 3  5  4  N/A

- ▶ **Exceptional Downland Views**
- ▶ **Potential To Purchase An Additional 22.2 Acres Of Fields**
- ▶ **Beautifully Presented Throughout**
- ▶ **Boot Room & Study**
- ▶ **Oil Fired Heating**
- ▶ **Formal Gardens & Meadow**
- ▶ **Range Of Outbuildings**
- ▶ **Kitchen/Diner & Utility Room**
- ▶ **Useful Studio**
- ▶ **No Forward Chain**

Mallowes Farm is a stunning Grade II listed property nestled in the midst of the South Downs and with formal gardens and a meadow. The property has been significantly improved by the current owners since they bought it in 2002 and has potential for equestrian. The formal grounds surround the house with the meadow behind the house.

Believed to have been two cottages at one stage, the house retains some original features such as the bread ovens, but it has been sympathetically modernised with a high quality and stylish finish throughout. The ground floor has an entrance hall and vestibule, two generous reception rooms and a study. The kitchen/diner has a vaulted ceiling, large AGA, solid wood units and a mixture of Miele and NEFF appliances. In addition there is a dining area with benches modelled from old church pews. The utility room, with a range of Miele fridges and freezers, leads off the kitchen and into the conservatory which doubles up as a useful boot room. The master bedroom has built in wardrobes and a stylish Lefroy Brooks en suite bathroom with a claw bath and a shower cubicle. There is a guest bedroom with en suite and a further first floor bedroom with a Jack and Jill bathroom. The second floor has two good size bedrooms and a shower room.



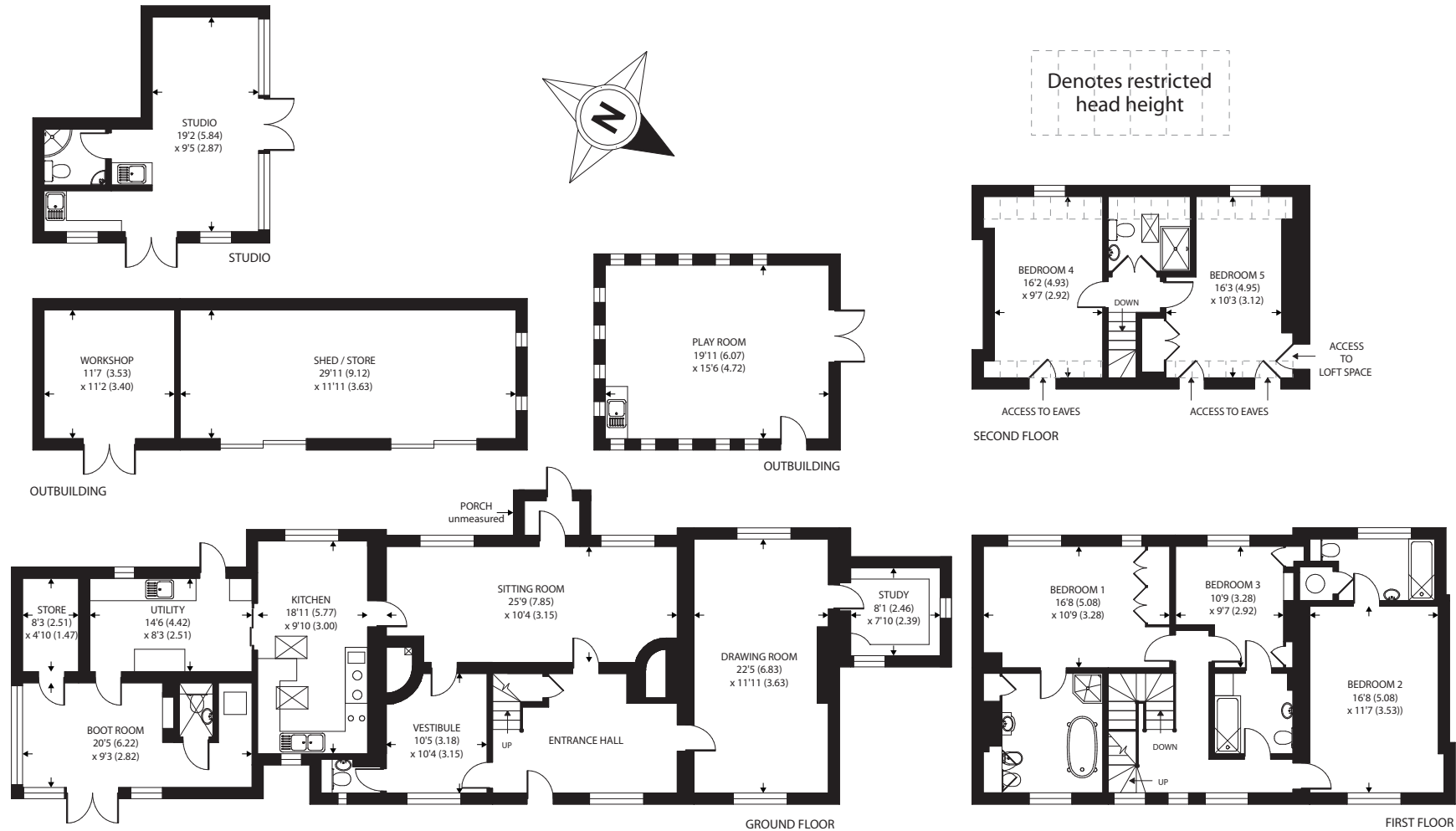








APPROX. GROSS INTERNAL FLOOR AREA 3087 SQ FT 286.7 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT, WORKSHOP, SHED/STORE & PLAY ROOM / INCLUDES STUDIO)



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Outside

There is a useful studio with a shower room, kitchenette and heating which is currently used as an art room but could double up as further accommodation. The range of outbuildings includes a former garage which is used as a play room, and three large sheds.

## Location

The property is located within an Area of Outstanding Natural Beauty and the South Downs National Park. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of horse racing. The cathedral city of Chichester is approximately 8 miles away and offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. The pretty town of Petworth is approximately 6.5 miles to the north. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and numerous bridleways.

## Directions

From Chichester proceed east on the A285 (Petworth Road). Pass through Halnaker and after approximately four and a half miles you will pass the sign for Upwaltham village. Take the next left into Droke Lane (signposted to East Dean, Charlton & Singleton). Malloves Farm is found on the left after a short distance.

06/07/17 text/price change





