

# THE NONNINGTON ESTATE

## GRAFFHAM, WEST SUSSEX







# THE NONNINGTON ESTATE

Graffham, West Sussex

GU28 0PX

An exceptional opportunity to purchase a private country estate, nestled at the foot of the South Downs, and located at the edge of the village, comprising a substantial main house set in beautiful gardens together with two further houses and a farm, in all extending to about 82 acres

The estate comprises:

## **Nonnington Hall**

A substantial country house set in stunning gardens and grounds

## **Nonnington Farm**

A range of outbuildings together with beautiful undulating pasture and woodland

## **Eldridge House**

A modern 4 bedroom family house with garden, garage and lovely rural views

## **Peters Farmhouse**

A charming 3 bedroom period house with private garden

In all about 82.9 acres (33.5 ha)

For sale as a whole

## **VIEWING**

Strictly by confirmed appointment only with the selling agents  
RH & RW Clutton - 01798 344554







## Nonnington Hall

Inner hall • Reception hall • Morning room • TV room/snug  
Dining room • Sundowner's Bar • Great hall • Kitchen  
Breakfast room • Pantry • Boot room • 2 cloakrooms  
Master bedroom suite with en suite bathroom, dressing area and sauna  
9 further bedrooms, 6 with en suite bath/shower rooms  
Additional family bathroom

Staff cottage with living room, kitchen, bedroom and shower room

Private long entrance drive • Separate tradesman's entrance  
Garage building providing garaging and partially used as a gym  
Swimming pool complex with pool house • Hard tennis court  
Extensive, private gardens & grounds including large areas of lawn,  
a croquet lawn, Victorian playground, 3 ponds and areas of woodland  
Large workshop/garden machinery store  
Immediate gardens and grounds extend to about 9.12 acres

Nonnington Hall is a substantial country house set in the most beautiful grounds at the foot of the South Downs. The house is believed to have origins dating back to the 16th century and was significantly altered in both the Victorian and Edwardian eras as well as with a more recent addition. The principal rooms all enjoy lovely views over the gardens and are very well proportioned with high ceilings and include some beautiful period features such as panelled walls, original fireplaces, cornicing and large leaded light windows.

The well-presented accommodation is arranged over 3 floors and includes an impressive double height reception hall with an imposing oak staircase with panelled walls. There is also a very comfortable morning room, a TV room/snug, a 26'5 (8.05m) dining room, kitchen with breakfast room and pantry, a Sundowners Bar and the stunning 'Great Hall', which is understood to have been added in 1937 as a ballroom, and which has double height ceilings, a wooden floor and beautiful fireplace, also with doors opening onto the garden.







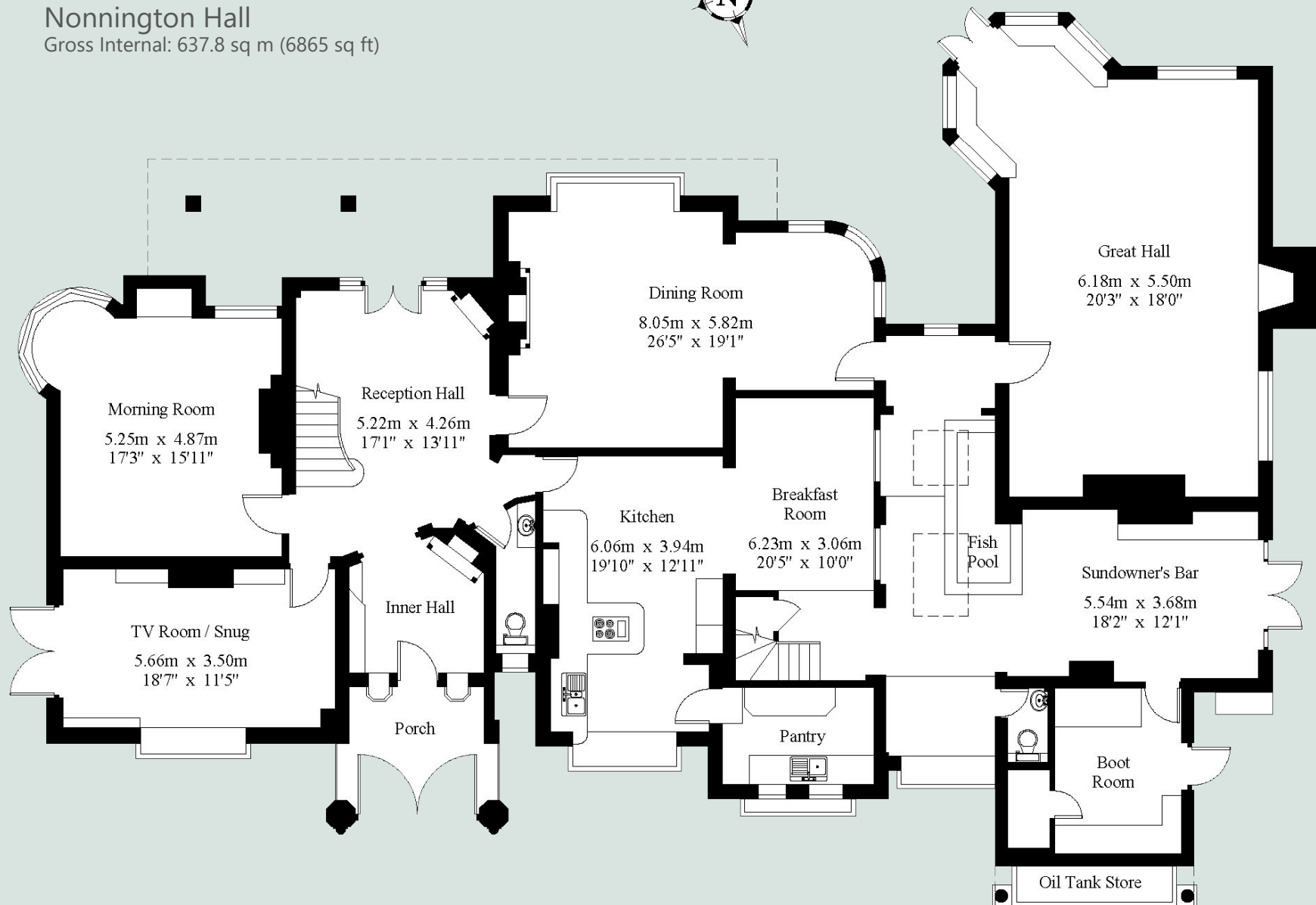


The beautiful staircase rises to the striking first floor landing with stained glass windows. A door leads to the master bedroom, with dressing area, en suite bathroom and sauna. There are 7 further bedrooms on this floor, all with en suite bath/shower rooms and 2 further bedrooms and a bathroom on the second floor, all having lovely views over the gardens and grounds.

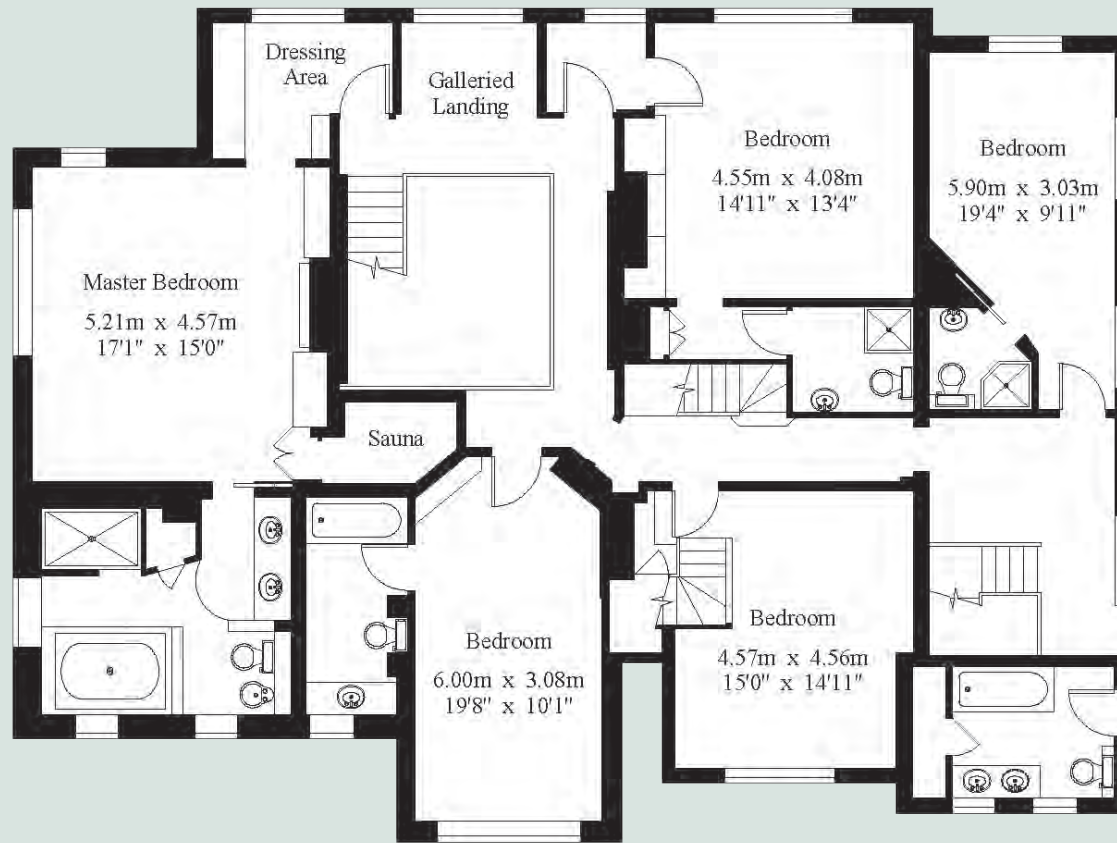


# Nonnington Hall

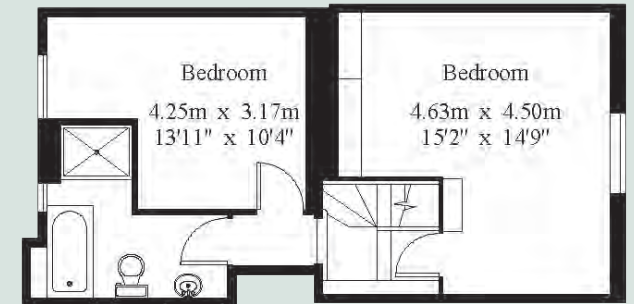
Gross Internal: 637.8 sq m (6865 sq ft)



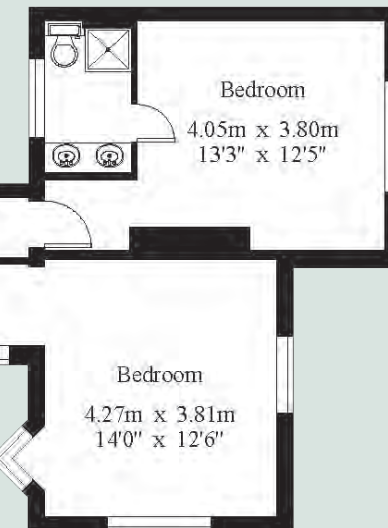
Ground Floor



First Floor



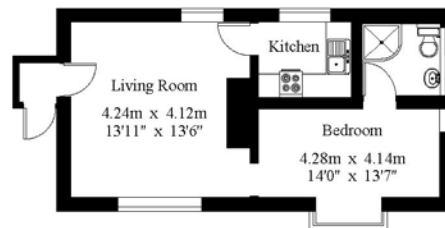
Second Floor



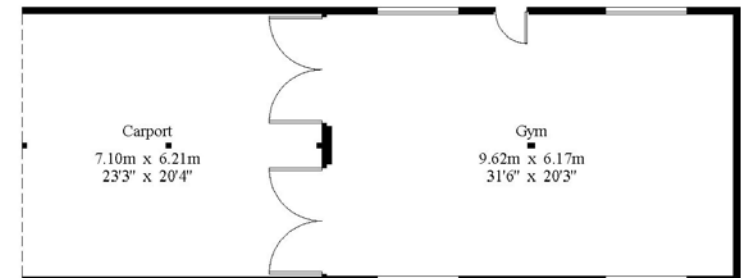
Nonnington Hall is approached via a long private entrance drive which sweeps past the tennis court and garage block (with gym) to the house, with the Cottage to one side. The entrance drive provides parking for many cars and also gives access to the Tradesman's Entrance, accessed via Nonnington Lane.



Cottage - GIA : 38.4 sq m (413 sq ft)



Gym/Garage - GIA : 104.2 sq m (1121 sq ft)



The house is set within beautiful, mature, gardens and grounds that create a stunning private setting. The gardens include various large areas of lawn, plant beds, matures shrubs, some stunning mature trees and hedgerows, three large ponds with pumped waterfall, a hard tennis court, a Victorian playground, a heated swimming pool with terracing and pool house.





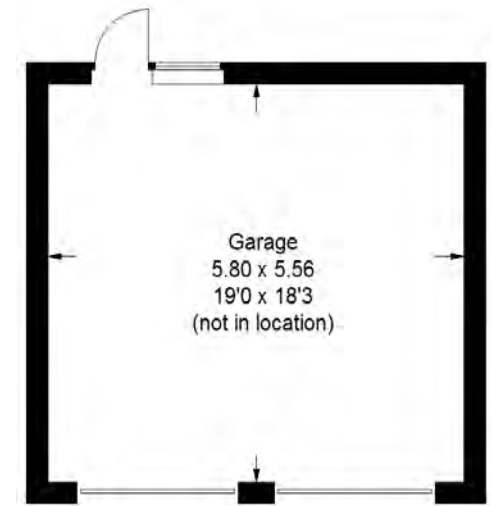
## Eldridge House

Spacious entrance hall • Drawing room  
Dining room • Kitchen  
Breakfast/family room • Utility room  
Downstairs cloakroom/shower room  
Master bedroom with ensuite bathroom  
3 further bedrooms • Family bathroom  
Entrance drive • Double garage  
Large garden with stunning rural views  
In all about 0.48 of an acre

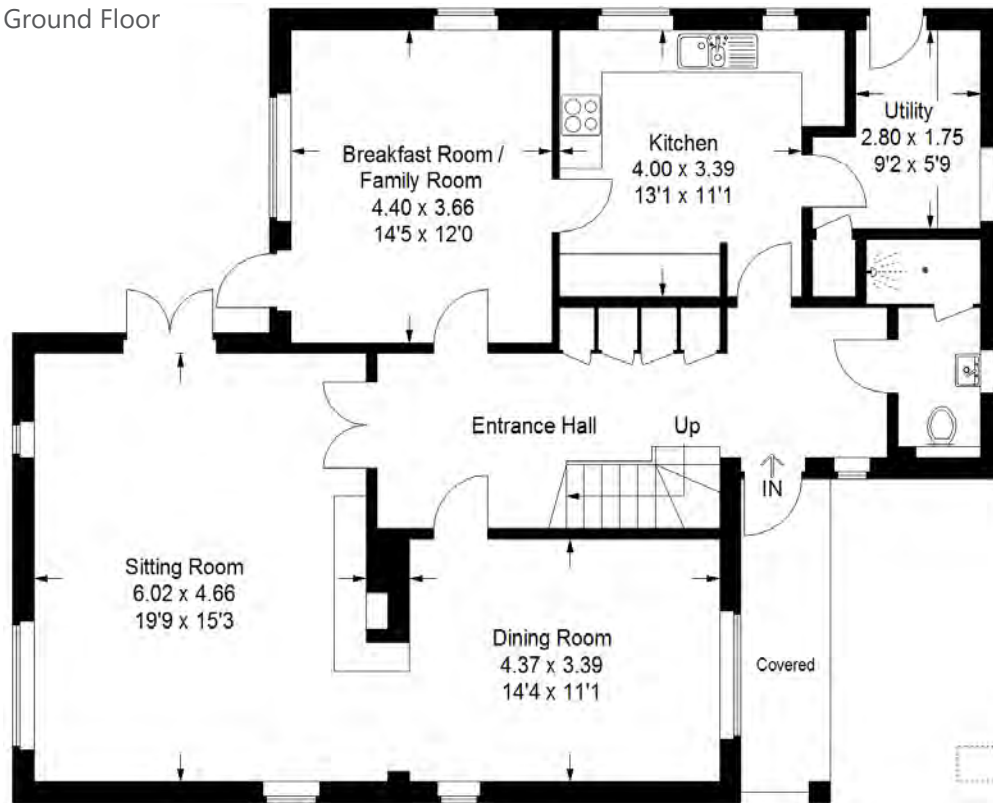
A spacious modern family house in a private position adjacent to Nonnington Farm and with far reaching southerly views towards the South Downs from all the principal rooms. The Swedish timber framed house was built about fifteen years ago and includes triple glazed windows and a heat exchange system. The thoughtfully designed and flexible layout provides good family accommodation. The house is approached over its own gravel drive which provides ample parking and also gives access to a spacious double garage. The property is set in its own garden of approximately half an acre which is mostly laid to lawn with mature hedging and trees.

Eldridge House is currently let on an assured Shorthold Tenancy Agreement at a rent of £2,500 per calendar month.





Ground Floor



First Floor





## Peters Farmhouse

Entrance lobby • Dining room • Kitchen  
Utility room • Sitting room • Family room  
External study • Downstairs bathroom  
3 double bedrooms (1 ensuite bathroom)  
Family bathroom • Storage area in the eaves  
Delightful garden • Parking  
In all about 0.25 of an acre

Peters Farmhouse is an attractive detached period house with flexible accommodation and located in a quiet, private setting adjacent to Nonnington Farm. The accommodation is arranged over 2 floors and includes many period features, including exposed oak beams and inglenook fireplaces. The house sits fairly centrally in its garden which is mostly laid to lawn with mature trees and hedging. There is parking for two or three cars.

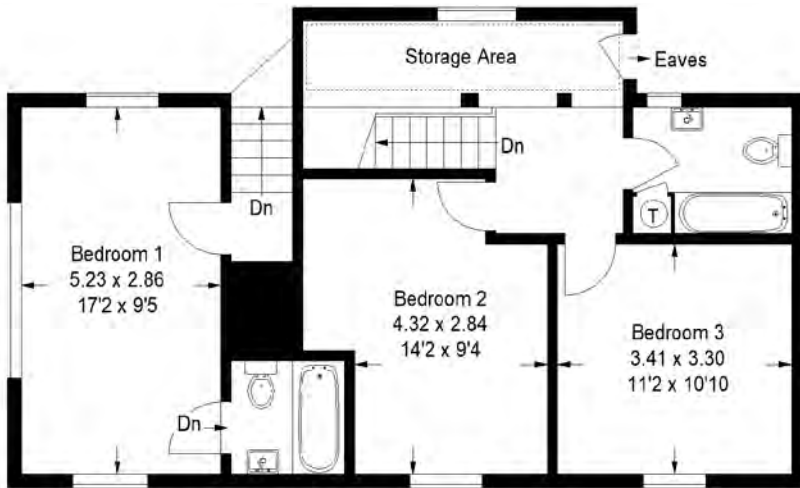
Peters Farmhouse is currently let on an Assured Shorthold Tenancy at a rent of £1,900 per calendar month.



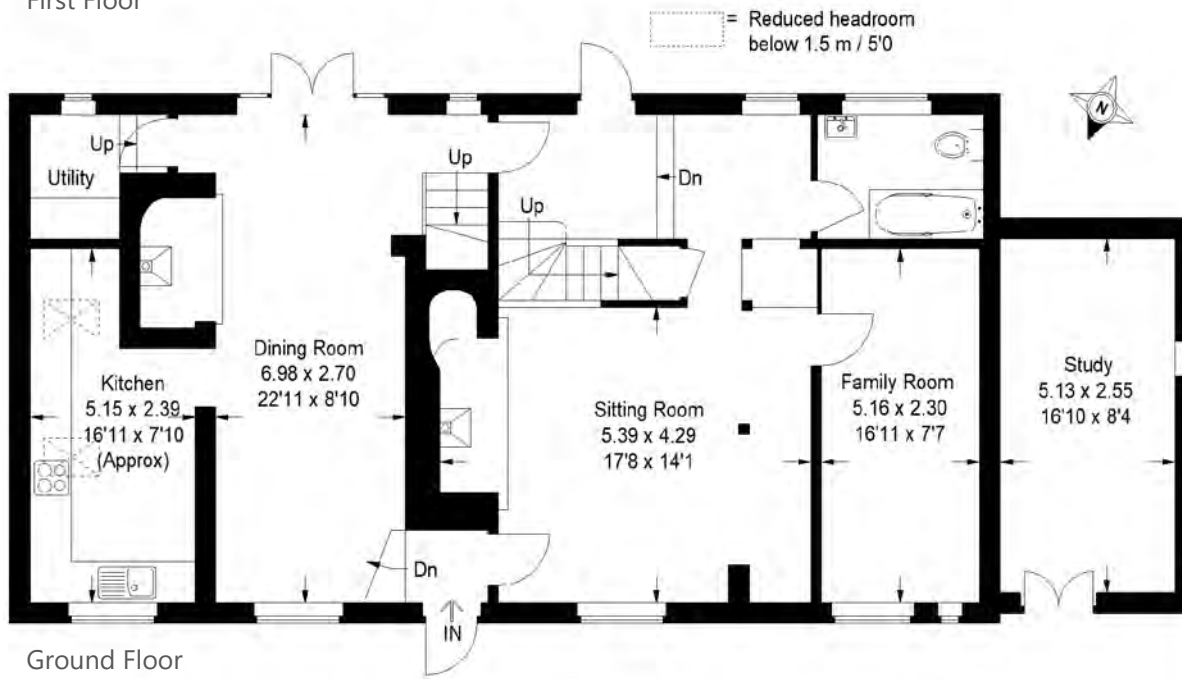


# Peters Farmhouse

Gross Internal Area: 177.7 sq m (1913 sq ft)



First Floor



Ground Floor



## Nonnington Farm

A range of traditional farm buildings  
Former silage clamp • Timber framed building  
Two further steel framed barns,  
one arranged into 12 loose boxes  
Land extending to about 73.05 acres (29.56 ha)

Nonnington Farm is accessed on the south side of the estate via Eldridge Lane and includes a range of farm buildings together with land divided into various fields by mature hedgerows and trees together with areas of woodland.

The farm buildings include (as shown in the adjacent photographs):

1. A double span steel barn with lean-to. 3 bays with corrugated roof, concrete floor, power. Approximately 51.7m x 18.5m.
2. 4 bay steel framed barn, divided into 6 boxes (each measuring approx. 4.34m x 3.03m) with weatherboard and space board elevations with internal concrete block walling, divided lengthways with a corrugated roof and full height metal doors. Approximately 18.4m x 12.2m.
3. 3 bay concrete framed barn with concrete block walling to part. Approximately 13.5m x 10.24m.
4. Adjoining concrete/timber framed barn with corrugated iron roof. Approximately 10.84m x 5.55m.
5. A range of dilapidated Langmead style timber framed cow stalls under a tin roof.



6. Adjoining open silage clamp.
7. A caravan has been located in this position for many years and has independent utilities.

The following barns are located in separate positions on the land:

8. Steel framed 3-bay barn with concrete and space board elevations. Concrete floor and large metal doors. Divided internally to provide 12 wooden loose boxes. Approximately 18.4m x 12m.
9. Steel framed 3-bay barn with concrete and space board elevations. Concrete floor and large metal doors. Approximately 18.4m x 12.0m.



### TENURE & POSSESSION

The property is being offered freehold with vacant possession of the whole on completion. However, there are currently Assured Shorthold Tenancies on Eldridge House and Peters Farmhouse, further details of which are available upon request.

Please note the property is held under 2 separate titles. Nonnington Hall is held under title number WSX368986 and Nonnington Farm, Peters Farmhouse and Eldridge House are held under title number WSX368227.

### SPORTING RIGHTS, MINERAL & TIMBER

These are included within the freehold in so far as they are owned.

### RIGHTS OF WAY & WAYLEAVES

The property is sold subject to, and with the benefit of all existing rights of way whether private or public, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

A public footpath runs along Eldridge Lane past Eldridge House and Peters Farmhouse. A further public footpath runs south to north over part of the land.

### TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation

on the part of the vendor or his agents to specify them.

**SERVICES** (Not tested and therefore not warranted)  
Mains water, electricity and drainage are connected to the properties. There is a limited field water supply. Heating is supplied to Nonnington Hall via an oil-fired boiler. Peters Farmhouse and Eldridge House have electric heating.

### PLANS

The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations.

### ENTITLEMENTS

The vendor will transfer any entitlements held proportionate to the land following completion.

### HEALTH & SAFETY

The nature of the buildings do not present a particular hazard, however great care must be taken in walking through the farm buildings.

### FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

### LOCAL AUTHORITIES

West Sussex County Council - 01243 777100  
Chichester District Council - 01243 785166

### COUNCIL TAX (2020/2021)

Nonnington Hall	Band H - £3,686.82
Peters Farmhouse	Band F - £2,662.70
Eldridge House	Band G - £3,072.35

### EPC

Nonnington Hall	Band F (26)
Peters Farmhouse	Band F (24)
Eldridge House	Band D (64)

### DIRECTIONS GU28 0PX

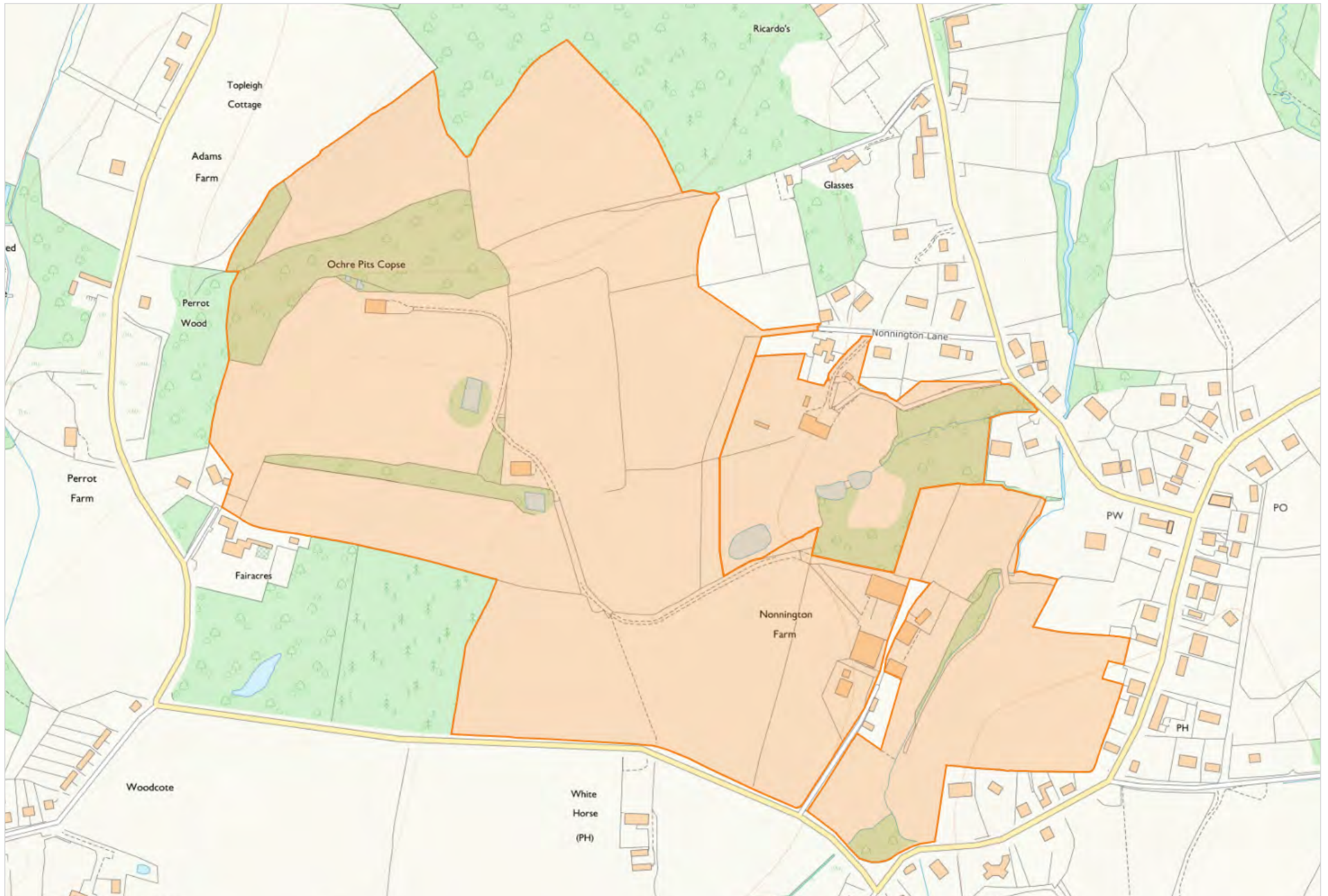
Please contact the agents for directions.

Viewing strictly by appointment  
with the selling agent

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PeterH@rhrwclutton.co.uk



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West Sussex GU28 0AS





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Property particulars prepared September 2019

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