

# NORTH END



HEYSHOTT | MIDHURST







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HEYSHOTT | MIDHURST | GU29 0DD

Midhurst - 3 miles • Petworth - 6.5 miles • Haslemere - 11 miles (London Waterloo 50 minutes) • Chichester - 12 miles  
Pulborough - 12 miles (London Victoria 75 minutes) • Petersfield - 13.5 miles (London Waterloo 66 minutes)  
(Distances and times are approximate)

*‘An immaculate period country house occupying an elevated  
and private position overlooking the South Downs’*

## ACCOMMODATION

Reception hall • Drawing room • Dining room • Family room • Music room • Study • Cinema room • Gym  
Games room • Kitchen/breakfast room • Utility/laundry room • Wine room • Boot room  
Two cloakrooms • Plant room

Principal bedroom with en suite bathroom and two dressing rooms

Guest bedroom en suite • Three further bedrooms (two en suite) • Family bathroom

Guest Barn Annexe: Bedroom/living room • Kitchen • Bathroom • Separate utility/laundry room  
Garaging/showroom for two cars • Gardener’s WC

Formal gardens • Sun terraces • Mediterranean courtyard garden • Kitchen gardens • Woodland

Tennis court • Swimming pool • Car port • Second garage • Garden store

Gardens and grounds in all approximately 5 acres

The property also has planning permission in perpetuity for an indoor swimming pool complex.  
Planning reference: SDNP/18/04153/HOUS



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



SITUATION

North End is situated near Heyshott village, between the historic market towns of Midhurst and Petworth in the heart of the South Downs National Park. Local amenities are found in the nearby old market town of Midhurst, approximately three miles away, which offers a wide range of shopping facilities, as well as a good number of boutique shops and restaurants.

This part of the South Downs is famously known for the annual Polo Gold Cup played at Cowdray Park, just east of Midhurst and two miles from North End. Heyshott as a village is encompassed by the Cowdray Estate, a privately owned estate of some 16,500 acres of prime West Sussex countryside, boasting some of the most outstanding views in England.

For the commuter, the Hindhead tunnel provides fast access to London on the A3, while by rail, London can be reached by fast service into London Waterloo from Haslemere (approximately 11 miles) or to London Victoria at Pulborough (approximately 12 miles). The journey into London from these stations takes 50 and 75 minutes respectively.

North End sits in a wonderful position to enjoy the beauty of the South Downs National Park and has no close neighbouring properties.





# THE PROPERTY

Believed to date from 1904, North End has always been a significant Edwardian property in the area. With previous owners counting one Admiral, a General and an Ambassador, North End is a property with an undoubted pedigree. As one might expect from a property of this era, North End boasts several well-proportioned rooms and offers generous ceiling heights throughout.

The principal rooms of the property are on the southern elevation, with the picture windows taking full advantage of the elevated position and making the most of the views, allowing these rooms to be flooded with natural light throughout the day.

A serious entertaining house, North End has been fully refurbished and modernised back to bare-brick specification in 2022 during our client's ownership, incorporating many of the old outbuildings seamlessly into the main house and resulting in the

perfect modern country house, fit for the next century and beyond.

The kitchen/breakfast room to the western elevation is of particular note and features stunning curved, glazed sliding doors by Sky-Frame, an internationally renowned Swiss glazing company, providing stunning views over the formal gardens and southwest towards the Downs. Leading directly from the kitchen/breakfast room via an ingenious glazed link (also by Sky-Frame) are the family room and cinema rooms. The kitchen as well as these two rooms benefit from wet underfloor heating and together form the social and entertaining hub of the house.

To the remainder of the ground floor North End offers flexible accommodation with an abundance of unique reception spaces incorporating the formal drawing and dining rooms as well as a gymnasium, music room, separate study and teenage games room.















FLOOR PLAN



Approximate Gross Internal Floor Area:  
Main House - 6,715 sq ft / 623.82 sq m  
Annexe - 1,028 sq ft / 95.54 sq m  
Garage - 199 sq ft / 18.48 sq m  
Car Port - 155 sq ft / 14.41 sq m  
**Total - 8,097 sq ft / 752.25 sq m**  
*For identification only, not to scale.*







# GARDENS AND GROUNDS

North End is accessed via electric gates, with an impressive gravel driveway winding through the woodland to the front of the house. The gardens and grounds immediately surrounding the house are fully irrigated and mainly laid to lawn with established shrub borders and planted terracing. This terracing, leading directly off the croquet lawn, leads up to the swimming pool; a wonderful space for entertaining during the summer months and with uninterrupted views south over the surrounding countryside.

The remainder of the grounds feature well-tended deciduous woodland as well as an astroturf tennis court and guest barn/showroom garage.







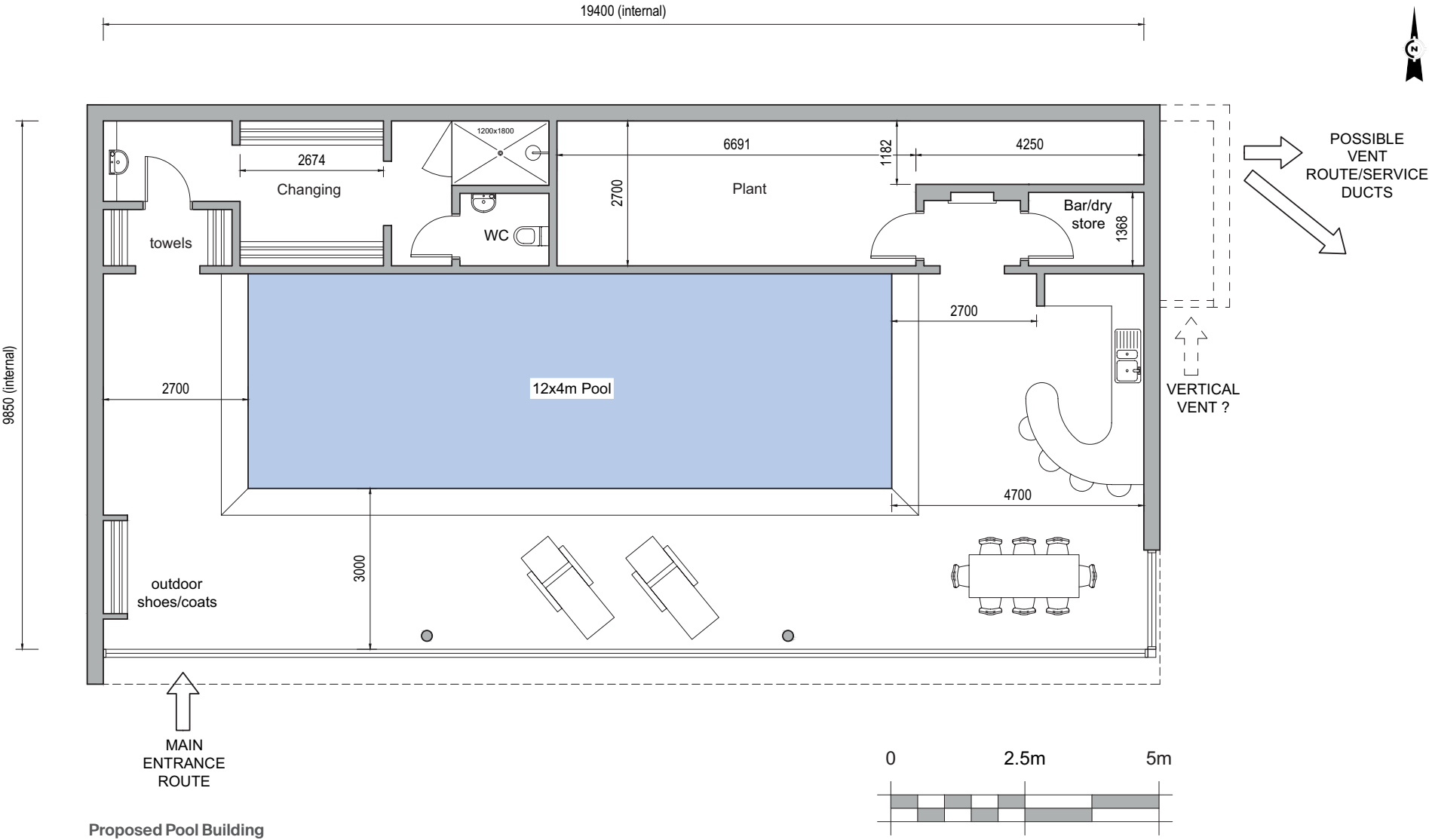






# PLANNING PERMISSION

The property has planning permission in perpetuity for an indoor swimming pool complex. The planning reference is: SDNP/18/04153/HOUS



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CGI - Proposed Pool Building



## GUEST BARN

To the first floor, is a one-bedroom flat offering excellent spillover accommodation for family or a perfect staff flat, while to the ground floor is a separate laundry area as well as gardener's WC and a home office/car showroom. This building also benefits from hard wired broadband making for a perfect home office.

Further to the barn are an additional garage, a double car-port and a machinery/garden store.



## SPECIFICATION

- Villeroy & Boch
- Duravit
- Hansgrohe
- Lefroy Brooks
- Miele
- Aga
- Sub-Zero
- Swiss Cave
- Control4
- Two/dual phase power
- Zappi EV Charger
- David Hunt Light Fittings
- Cat 6 Data Network
- Wi-Fi Network
- Sonos
- Cinema - 4k Projector
- 950mbps Fibre Broadband
- Heat return valve to provide almost instant hot water from every tap
- Water Softener
- Security – Comprehensive CCTV System, Alarm, Deadlocks, Window Locks
- Extensive modern insulation
- External feature and security lighting
- Internal automatic lighting
- Automatic entrance gates - Video entry
- The property benefits from fibre to property with broadband speeds via British Telecom of about 900mbps
- North End is fully wired with a CAT6 network with 96 individual data points hardwired throughout the property
- North End benefits from smart App controls for Heating, CCTV, Video Entry, Security Alarm, Swimming Pool, EV Charging and Irrigation
- Full house Sonos audio system
- Full irrigation to the formal gardens
- Of note, the entire property benefits from a fence that is both rabbit and deer proof





# BOUNDARY PLAN



# GENERAL REMARKS AND STIPULATIONS

**LOCAL AUTHORITY**  
Chichester District Council and South Downs National Park Authority.

**FIXTURES AND FITTINGS**  
All such items regarded as fixtures and fittings are excluded from the sale. These include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

**SERVICES**  
Our clients inform us that North End benefits from mains electricity, water, and drainage together with oil-fired central heating. The swimming pool is heated via an air-source heat pump.

**DIRECTIONS**  
**Postcode:** GU29 0DD  
**What3Words:** ///Code.eyeful.lotteries

**VIEWINGS**  
All viewings are strictly by appointment with the sole agents.



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