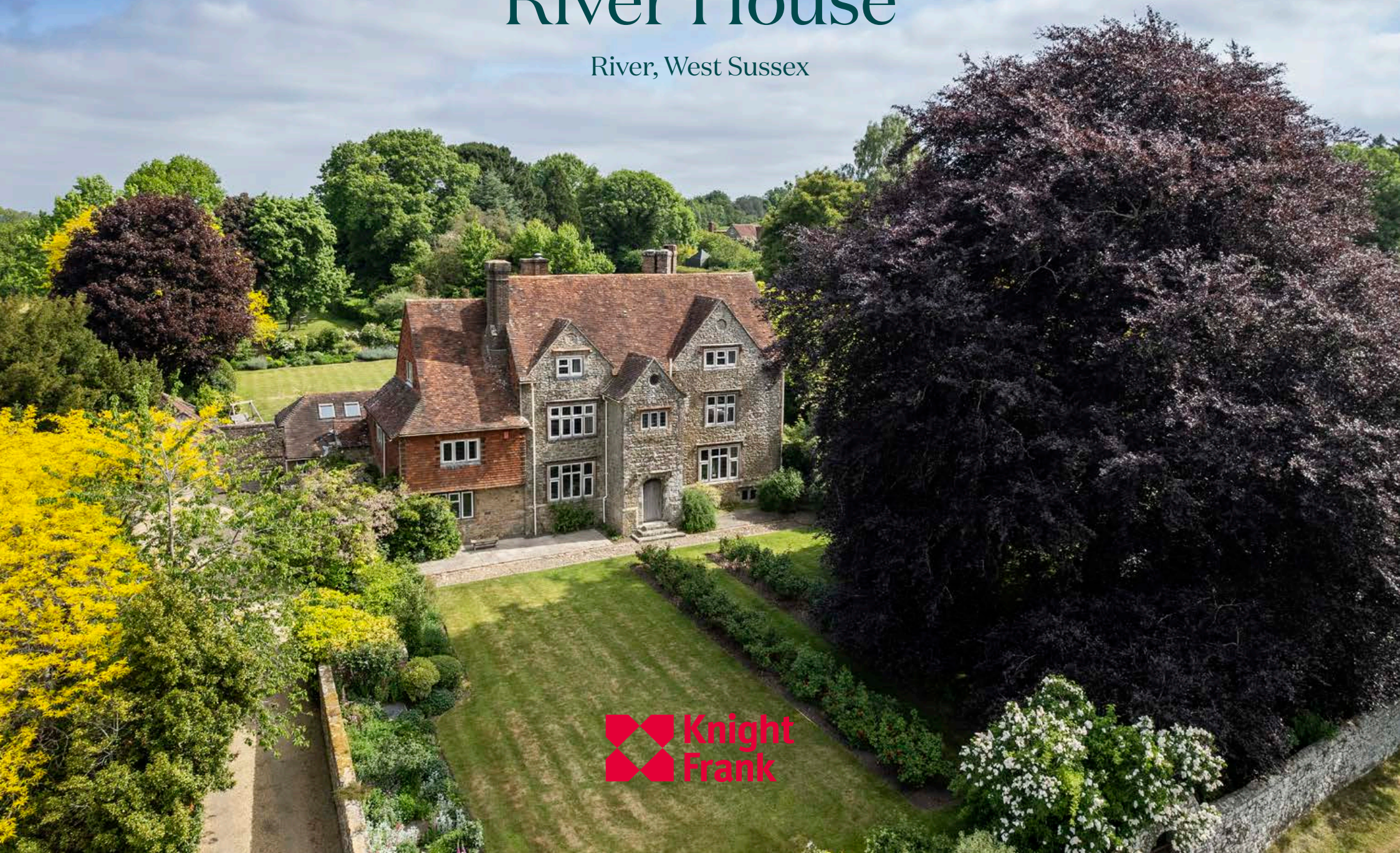


River House

River, West Sussex





Set against the backdrop of the South Downs, this secluded estate offers unparalleled privacy and breathtaking views.

Petworth, 3 miles, Midhurst, 4 miles, Pulborough 8.3 miles (London Victoria from 74 minutes),
Haslemere 9.3 miles (London Waterloo from 52 minutes), London, 53 miles.
(Distances and times approximate).

8	5	4

Summary of accommodation

Entrance hall | Dining room | Drawing room | Study | Kitchen/breakfast room | Boot/Utility room | WC

Principal bedroom with adjoining bathroom | Bedroom with en suite | Six further bedrooms with two bathrooms
Laundry room | Store rooms | Cellar

Garden and Grounds

Pool house with shower room and kitchenette | Indoor swimming pool | Greenhouse | Pool plant room | Garage

Set in all about 2.89 acres and 7,546 sq ft

Situation

River House is located in a quiet and secluded position, with lovely views over the surrounding countryside, whilst being very close to the historic market town of Petworth. Cowdray Farm shop is award winning (2 miles away) and is reputed to be the best in England. The nearby popular towns of Midhurst, Petersfield and Haslemere offer a wider range of shopping facilities.

There are many lovely walks that can be taken straight from River House.

Many of these reach a pub within half an hour or longer. A favourite is the walk to The Noah's Ark pub in Lurgashall, a quintessential English village.

Communications to the house are very good, trains from Haslemere (about 9.3 miles) taking 52 minutes into London Waterloo and Pulborough station (about 8.5 miles) providing a high speed service to London Victoria taking approximately 74 minutes.

The A272 lies around a mile away, allowing access across the South East and South West. The A3 is around 15 miles away giving easy access to London, Gatwick (35 miles) and Heathrow (about 45 miles), as well as the broader motorway network.

There is a good selection of state and private schools in the area.

For primary education (state) there is an excellent nursery school in Graffham and primary school in Duncton.

Private primary schools are Brookham and Highfield (Liphook), St Ives (Haslemere), Amesbury (Hindhead) Seaford (Duncton), Churcher's junior school (Liphook) and Westbourne House (Chichester)

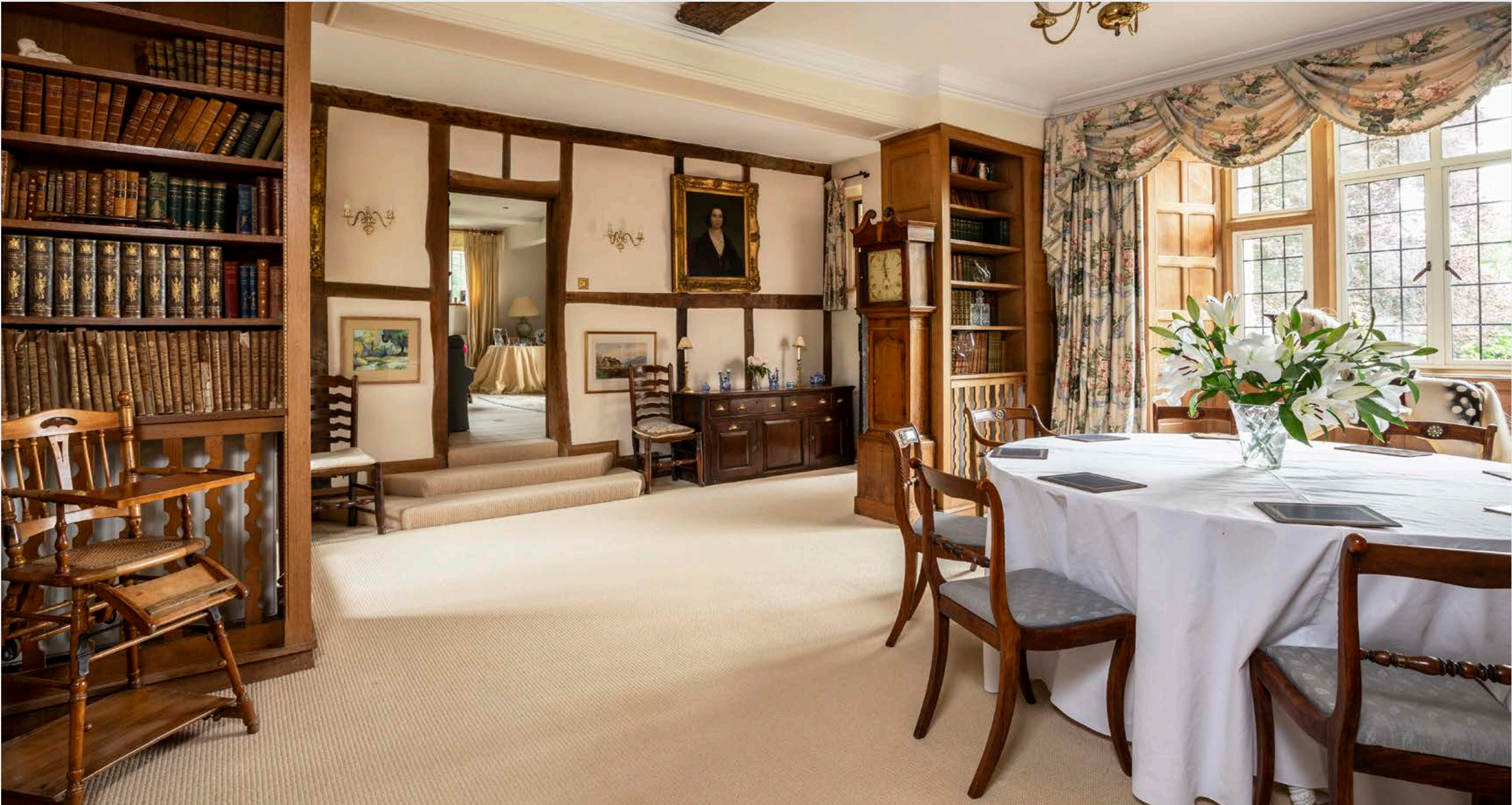
For secondary schools there are Midhurst Rother College or Woolmer Hill (Hindhead) or Bohunt (Liphook) all state schools.

Private schools nearby are Seaford (Duncton), Charterhouse (Godalming) Churcher's College and Bedales (Petersfield) and Cranleigh (Cranleigh). Many operate bus services from nearby.

Horseracing and Polo can be enjoyed at Goodwood, Cowdray Park and Fontwell with Sailing from Chichester Harbour. Goodwood hosts the famous Festival of Speed each July. West Wittering beach is a popular destination for families in the summer, just south of Chichester, with sandy beaches and water sports.

The South Downs countryside provides wonderful opportunities for walking, riding and country pursuits.





River House

Nestled in the picturesque hamlet of River, just outside Petworth, West Sussex, River House is a pretigious country residence that epitomizes the quintessence of rural elegance.

River House has an impressive mellow stone façade with rooms of generous proportions arranged over three floors.

The first building on the site of River House was a priory built in the 11th Century. In 1616 the Duke of Somerset acquired the site of the priory and built the main structure of what is now River House.

The name River is derived from the Saxon word Treve /Triver which meant hill brow.

At that time River House possessed 24 acres comprising apple orchards. By 1953, much of the land had been sold off. It was then acquired by Colonel Reed who lived in River House until the current owners bought it in 1985.









Outside

River House has stunning formal gardens, leading to a covered swimming pool and pool house.

The pool house is ideal for entertaining and includes kitchenette and shower room.

Beyond the formal garden boundary is a prolific vegetable patch, orchard and wild flower meadow.

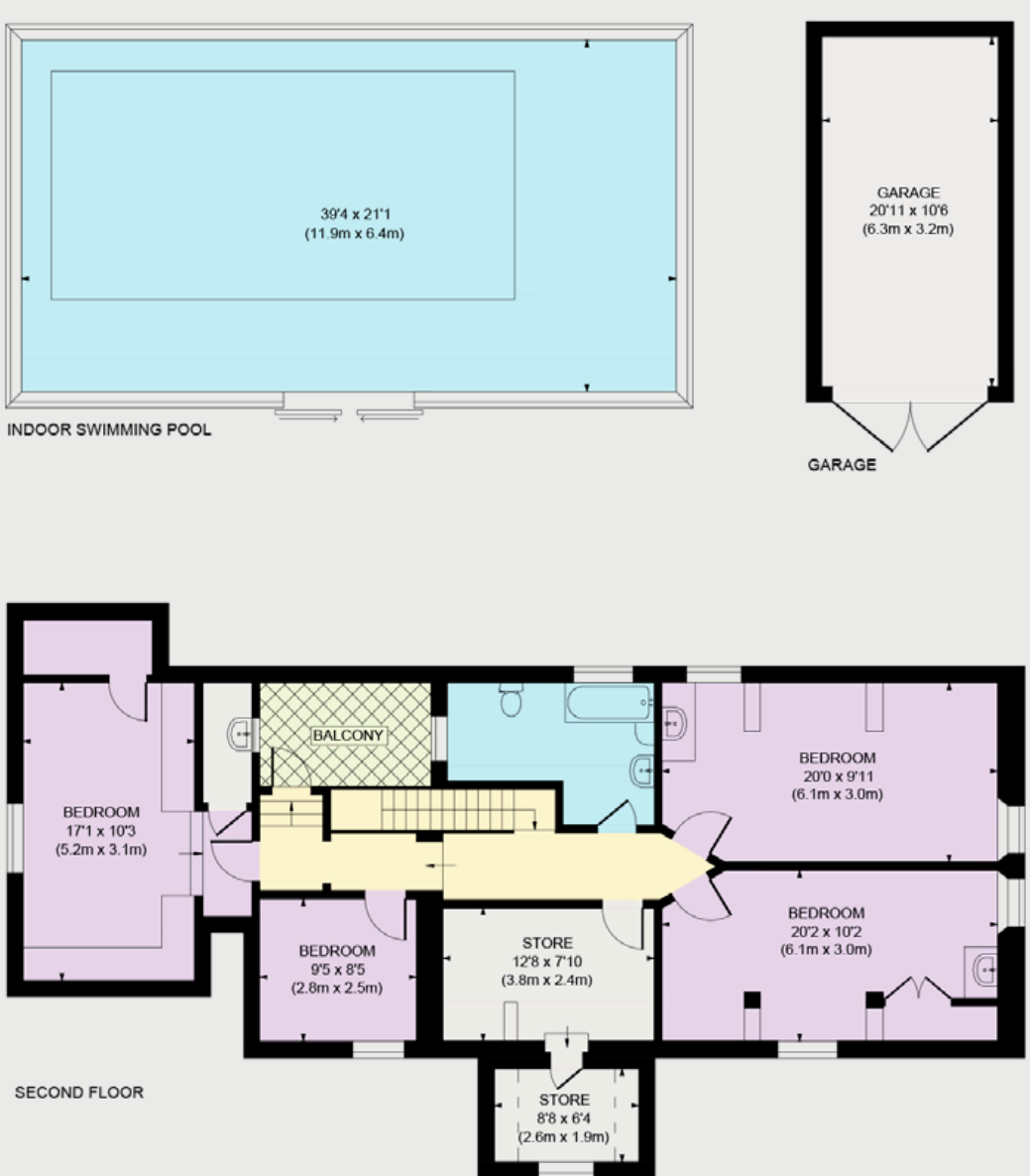
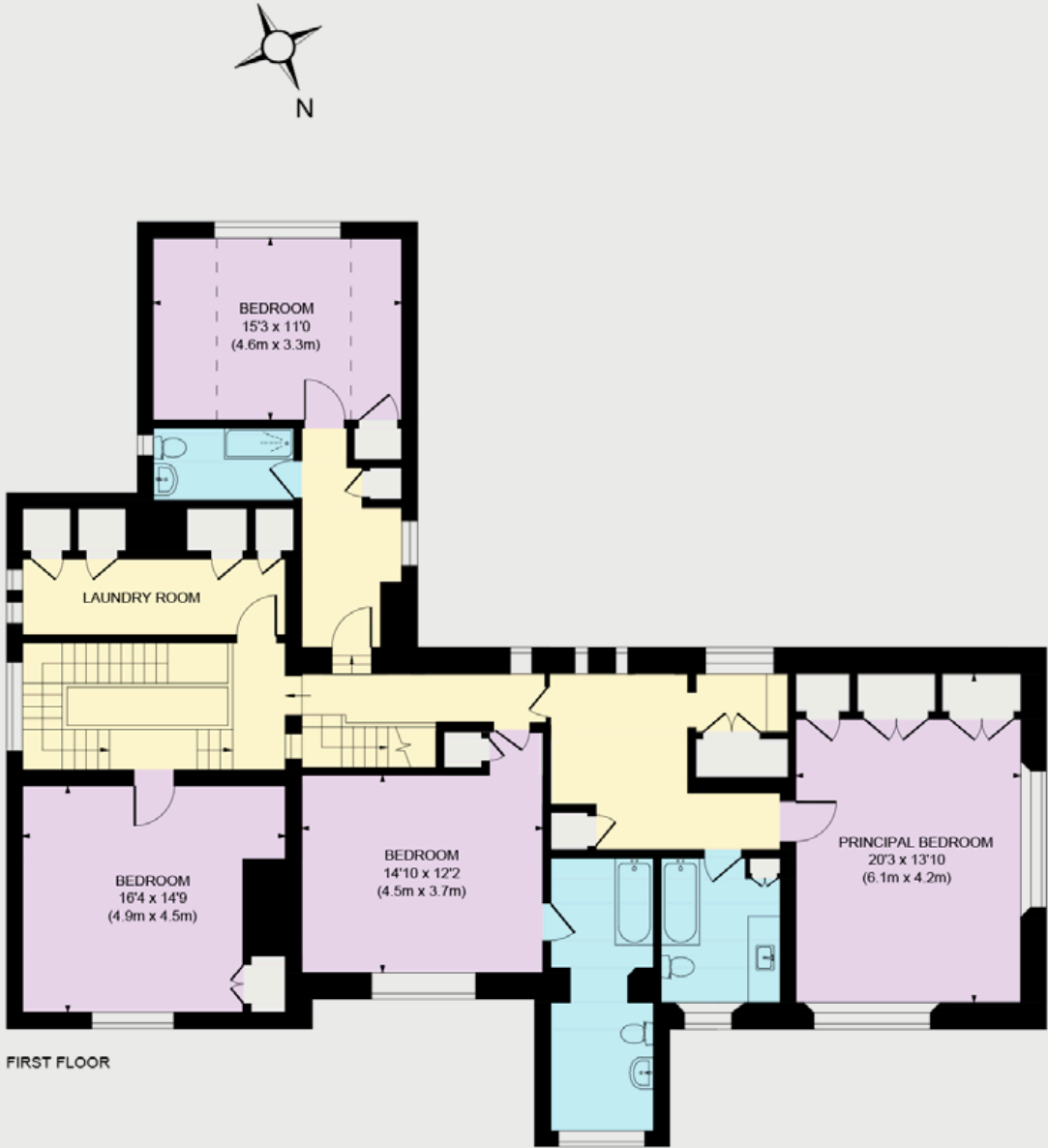
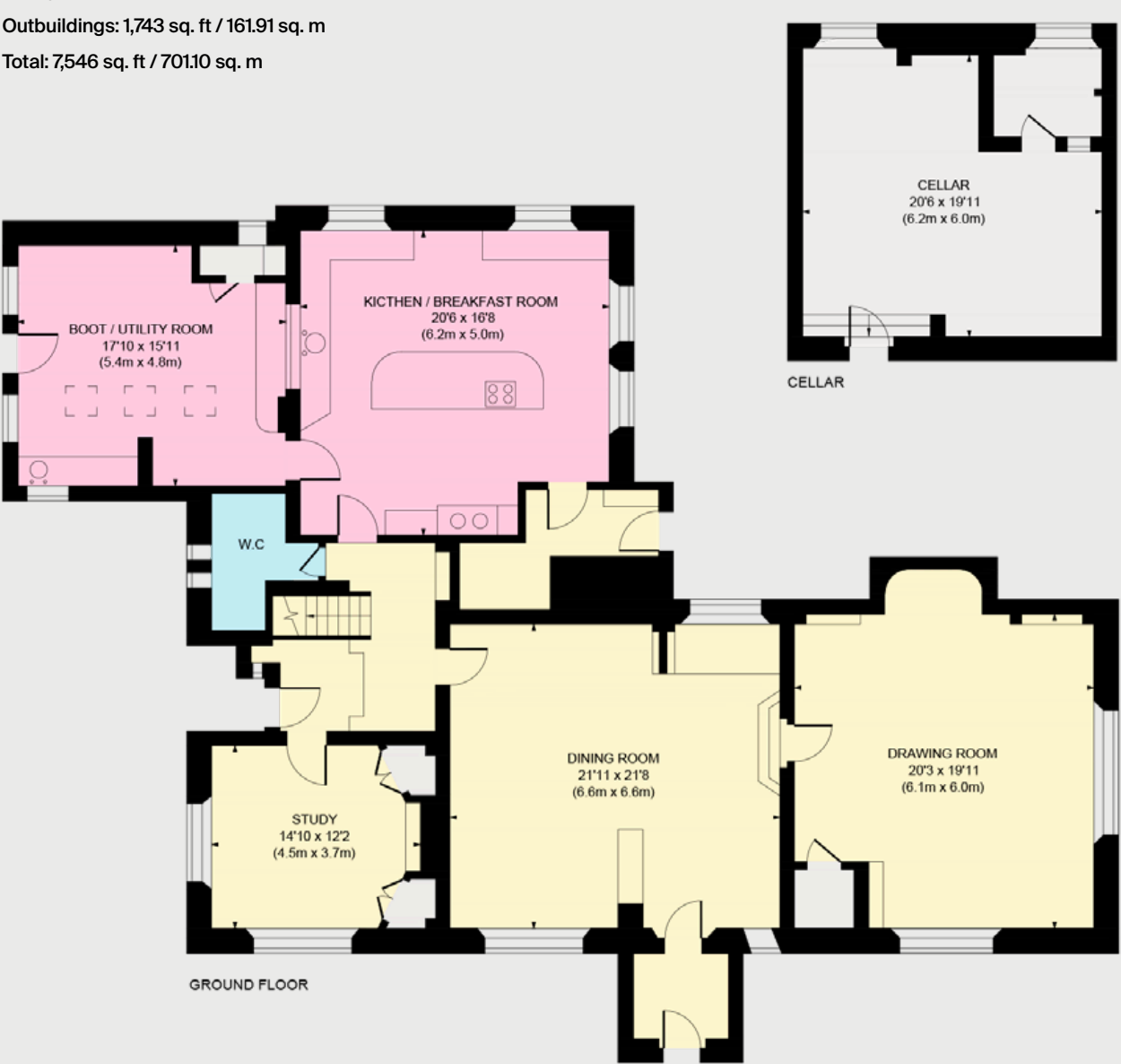
The gardens and grounds extend to around 2.89 acres



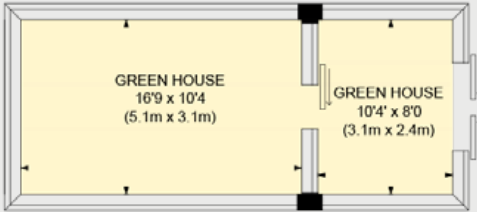


FLOORPLANS

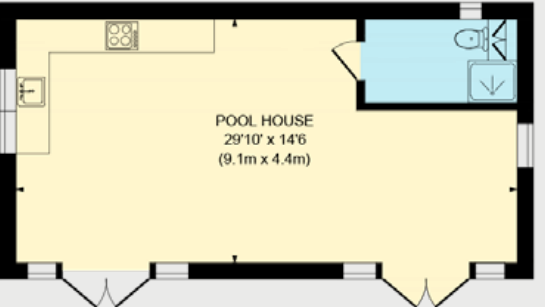
Approximate Gross Internal Floor Area
Main House: 5,584 sq. ft / 518.81 sq. m
Garage: 219 sq. ft / 20.38 sq. m
Outbuildings: 1,743 sq. ft / 161.91 sq. m
Total: 7,546 sq. ft / 701.10 sq. m



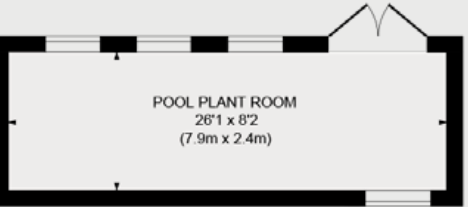
FLOORPLANS



OUTBUILDING



OUTBUILDING



OUTBUILDING

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services:

Our clients have informed us that there is mains electricity, mains water, oil-fired central heating and private drainage.

Tenure:

Freehold.

Local Authority:

Chichester District Council
01243 785166

Council Tax:

Band H

EPC:

Band F

Postcode:

GU28 9AT

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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1 West Street
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated May 2025.

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