



Little Oldwick Barn, West Lavant, Chichester

Privately Available





A **stunning converted barn** in mature and private gardens in the heart of prime West Sussex.

Summary of accommodation

Little Oldwick Barn

Vaulted and galleried reception hall/sitting room/living area | Kitchen/breakfast room | Dining area | Utility room | Boot room | Shower room
Cloakroom | Wine Cellar

Principal bedroom with dressing area and en suite bathroom | Three further bedroom suites | Games room/bedroom five | Mezzanine office

Outside

Four bay garage (three closed) | Gym | Shower room | Games room | Playroom | Home office

Shepherds' hut with shower room | Lavatory

Italian garden | Orchard | Formal lawns | Walled courtyard | Greenhouse | Natural swimming pond | Gardens and grounds

In all about 2.2 acres

Distances

East Lavant 1.25 miles, Chichester 2 miles (London Waterloo from 1hr42 minutes), Goodwood 3.5 miles

Havant Station 10 miles (London Waterloo from 75 minutes), Midhurst 11 miles

Petersfield 14.5 miles (London Waterloo from 66 minutes), Petworth 15.5 miles

(All distances and times are approximate)



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Situation

Little Oldwick Barn occupies a prime, private position just to the west of the hamlet of East Lavant, north of the cathedral city of Chichester. Lavant itself features a village shop, pub and church while a wider range of amenities are available in nearby Chichester, also being home to the nationally renowned Festival Theatre.

Numerous sporting and recreational activities in the area include horse racing at Goodwood and Fontwell, polo at Cowdray Park, several golf courses, a private country club at Goodwood with modern gym and indoor swimming pool and sailing at Chichester harbour and The Solent. The surrounding countryside provides many opportunities for walking, riding or mountain biking.

The area is well served with a number of good state and private schools which include Oakwood, Westbourne House, Dorset House and Great Ballard preparatory schools, Slindon College, Chichester College, Portsmouth Grammar School, Bishop Luffa School, Seaford College and Hurstpierpoint College.

Nearby Chichester offers extensive shopping, the renowned Festival Theatre, ancient cathedral, Summer Arts Festival, galleries, museums and restaurants. Sailing may be enjoyed at the many centres around Chichester Harbour and there are many miles of foot and bridle paths on the South Downs. Chichester has a mainline railway station with connecting services along the South Coast to London Victoria and from nearby Havant to London Waterloo.





The property

Little Oldwick Barn has been extensively remodelled, modernised and updated by our clients during their ownership. The property now presents as one of the finest houses in prime West Sussex with attention to detail, quality of fittings and thought of purpose evident throughout.

The main atrium space is cleverly divided by the position of the furniture to provide the most stunning entertaining and living space, with a sitting room area and large wood-burning stove in a bespoke fireplace to the west end, while to the east end is a stunning glass-walled temperature and humidity-controlled wine cellar. To the north and south of this area are large, glazed panels filling the old cart door spaces of the Barn. The north side of this looks toward the formal lawns and driveway approach, while to the south is the beautiful courtyard garden.

The kitchen/breakfast room is also an exceptional highlight of the property with the kitchen by Chalon kitchens featuring handmade units and an electric four oven AGA, a large pantry and Sub Zero fridge freezer.





The ground floor of the Barn benefits from hardwearing stone floors with the entire building, both ground and first floors, benefiting from underfloor heating.

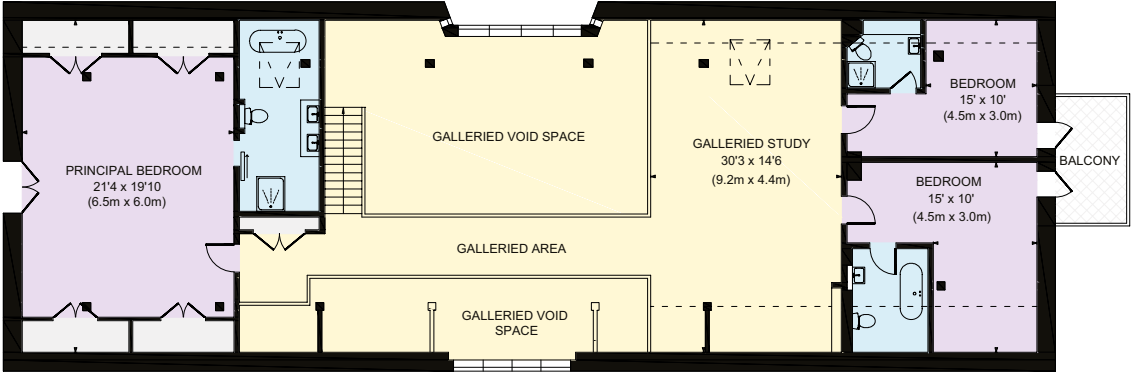
Upstairs, the principal suite occupies the east side of the building to benefit from the morning sun, while two guest suites and study space are to the western side, accessed via the floating mezzanine level.



Main House

Approximate Gross Internal Floor Area
5324 sq ft / 494.6 sq m (Excluding
Galleried Areas)

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.



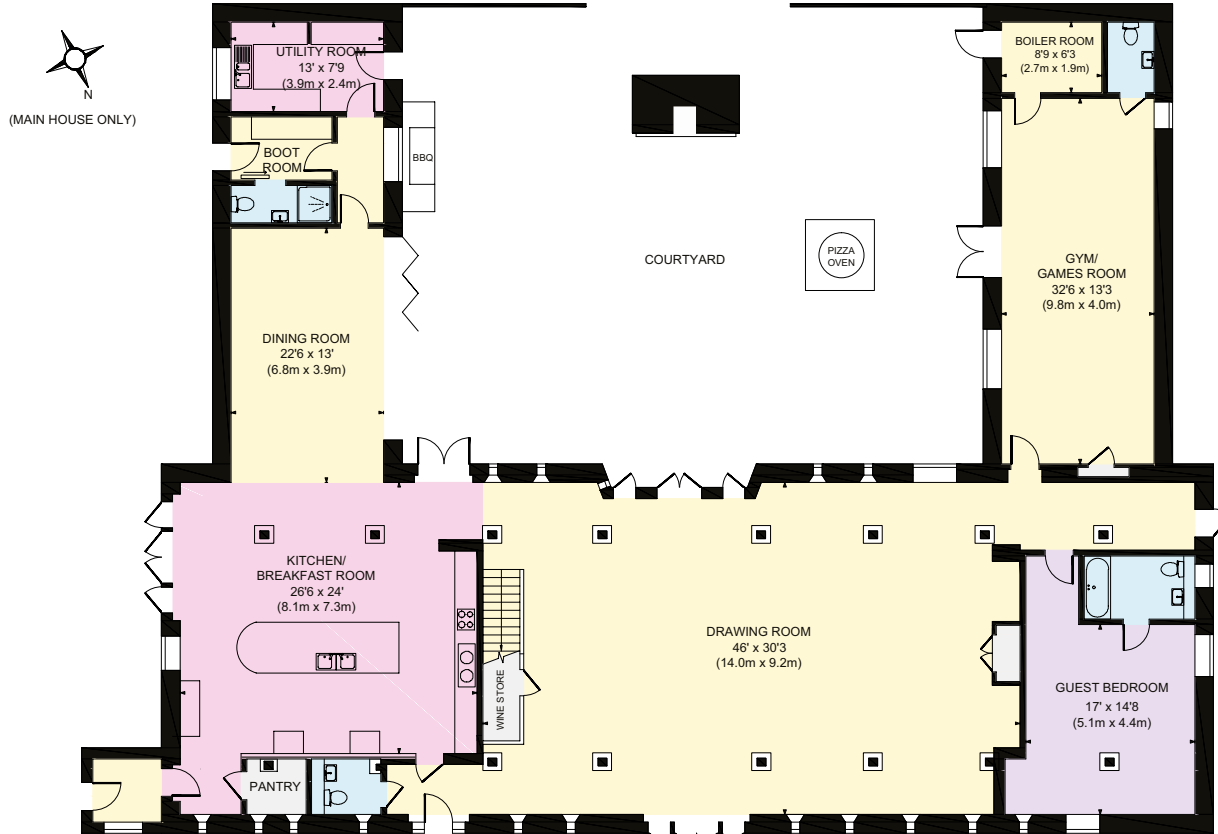
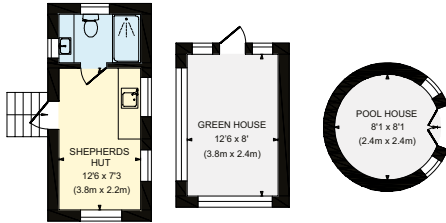
First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

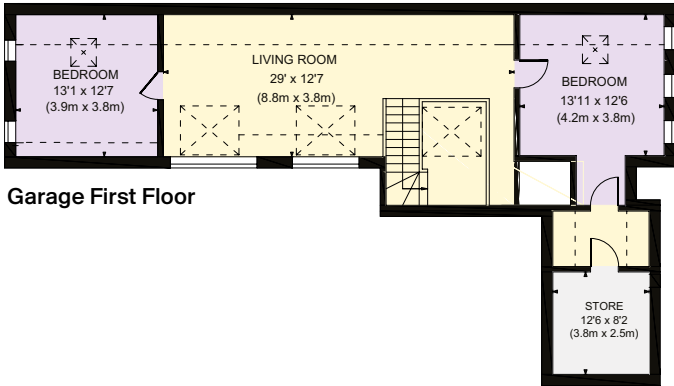
Garage & Outubildings

Approximate Gross Internal Floor Area
Garage / Guest Accommodation 2020 sq ft / 187.6 sq m
Outbuildings 274 sq ft / 25.5 sq m

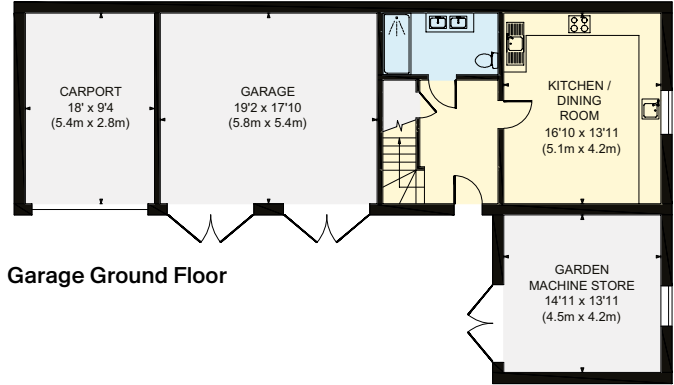
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Ground Floor



Garage First Floor



Garage Ground Floor





Gardens and grounds

Little Oldwick Barn is accessed via timber electric gates and a stunning gravel driveway winding through the formal gardens to the front of the house. Here a turning area provides parking for numerous cars and gives access to the garage/machinery store and further to the main house itself.

The care, effort and attention to detail lavished on the gardens and grounds during our client's ownership is evident on approach. Extensive planting of some stunning trees is complimented by lush formal lawns with the entire property being irrigated. To the east of the Barn is the stunning Italian garden and orchard, while to the south is a beautiful, sheltered courtyard with a bespoke outdoor fireplace, pizza oven and built in barbecue/kitchen with this space easily accessed from both the kitchen/breakfast room from large bi-fold doors and also the main entertaining space in the Barn.





Highlights of specification:

- EPC rating of A
- 42 solar panels
- New commercial air-source heat pump with transferable grant repayments on barn system
- Electric gates and garage doors with in-ground actuators
- Garage floors sealed with epoxy resin
- Electric blinds in kitchen, dining room, gym and drawing room
- Two bore holes and two holding tanks
- Large natural swimming pond with thatched summer house and hard wood deck
- Exterior lighting of paths, trees and courtyard
- Ten external security cameras connected to central monitoring
- New greenhouse and kitchen garden
- Electric car charging point
- Dog secure property
- Three-phase electricity
- No overhead wiring above the property

Services

We are advised by our clients that the property has mains electricity, together with a private water supply (via two bore holes), a private drainage system and air-source heating supplemented by a solar array.

Viewings

All viewings are strictly by prior appointment only with Knight Frank.

Directions

Postcode: PO18 9AD
What3Words: peach.overnight.slider



Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold
Local Authority: Chichester District Council
Council Tax: Band G
EPC Rating: A



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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