

Round Copse House



Bedham, West Sussex





A superb family home with an indoor swimming pool, numerous outbuildings and 25 acres of land.

Wisborough Green 3.5 miles, Pulborough 5 miles, Petworth 4 miles, Billingshurst 6 miles (London Victoria/London Bridge approx 60 mins)
Guildford 19 miles, Chichester Harbour 24 miles, Gatwick Airport 25 miles, Central London 40 miles
(All distances and times are approximate)

		
7	6	5

Summary of accommodation

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

Principal bedroom with en suite bathroom and dressing area | Four further bedrooms | Two bathrooms (one en suite)

Indoor swimming pool with shower room and pool store

Carport | Garaging with flat above comprising sitting room, kitchen, bedroom and bathroom

Three stables and multiple store rooms with studio flat above

Tractor shed and greenhouse

Formal and well established gardens | Kitchen garden | Paddocks | Woodland | Tennis court

Gardens and grounds in all approximately 25.35 acres

Situation

Round Copse House occupies an enviable position, surrounded by wonderfully tranquil landscaped grounds which afford panoramic views over the Arun valley. The surrounding area is renowned for its superb walking and riding countryside, being within the South Downs National Park, and is designated as an Area of Outstanding Natural Beauty and an area of spectacular landscape.

Despite being wonderfully rural and private, near by Wisborough Green with its quintessential English village green, public houses and general store provides for everyday needs.

For more comprehensive shopping Petworth, Pulborough and Billingshurst are easily accessible, with the latter providing mainline train services to London Victoria and London Bridge (approx 60 mins). By road the A272 provides access to Petersfield, the A3 to the West and the A23 to the East giving access to Gatwick International airport (approx 40 mins), the M25 and central London.

There is an excellent choice of preparatory schools in the area which include Windlesham House at Washington, Great Ballard at Eartham whilst senior schools include Bedales at Petersfield, Seaford College at Petworth, Charterhouse, Cranleigh and Lancing College.

For the sporting enthusiast there is racing at Goodwood and Fontwell, polo at Cowdray Park and sailing at Chichester Harbour.

The House

Round Copse House is a stunning family house dating back to the 1930s with beautiful views looking across to the Arun Valley. The house has undergone extensive renovations in its time, although many of the original characterful features thoughtfully remain in place.

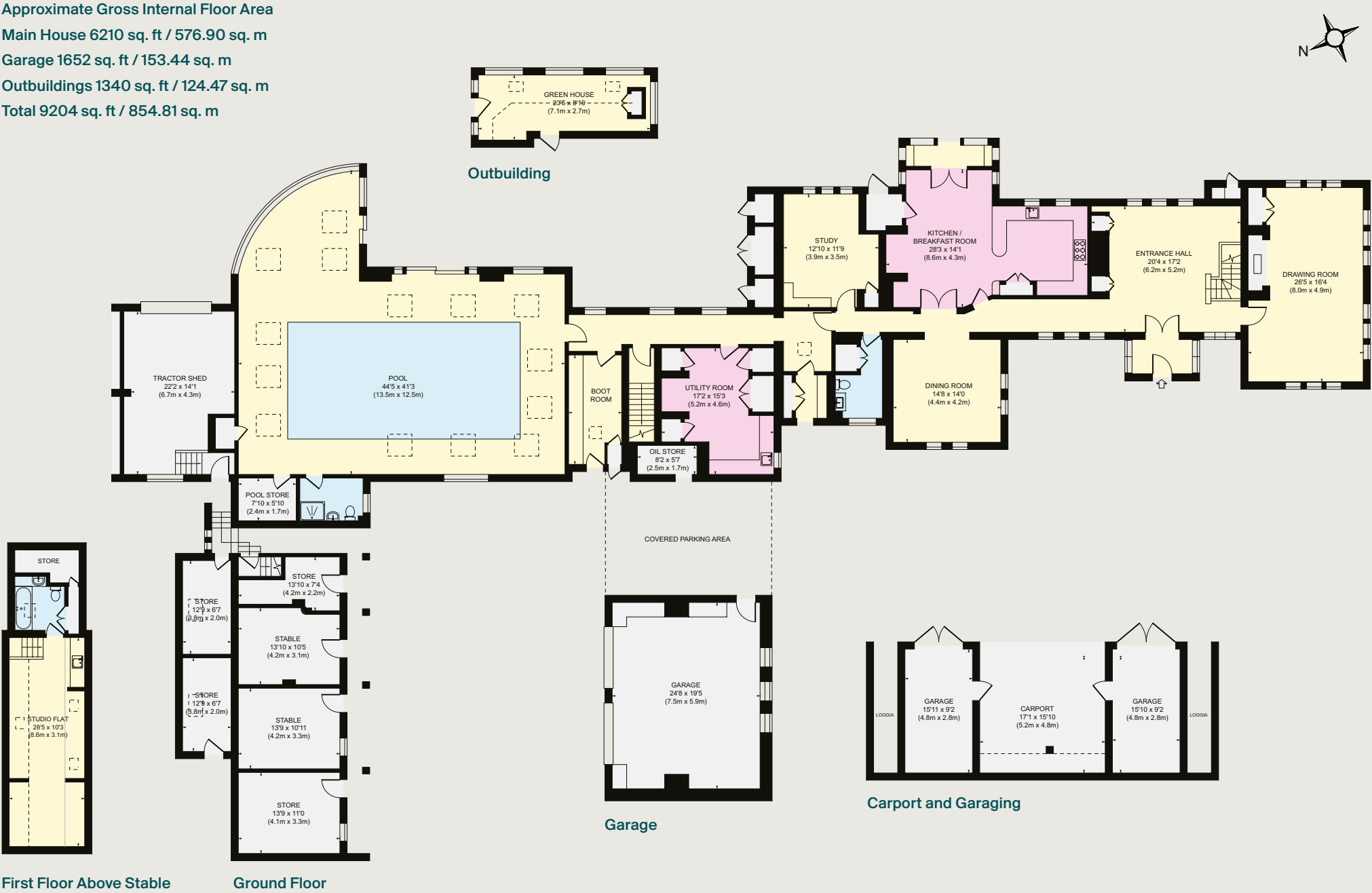






FLOOR PLAN

Approximate Gross Internal Floor Area
Main House 6210 sq. ft / 576.90 sq. m
Garage 1652 sq. ft / 153.44 sq. m
Outbuildings 1340 sq. ft / 124.47 sq. m
Total 9204 sq. ft / 854.81 sq. m



First Floor Above Stable Ground Floor

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.

FLOOR PLAN

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



First Floor

First Floor Above Garage





INDOOR POOL COMPLEX

There is much more to Round Copse House beyond the main property; not only is it set within beautiful and extensive grounds it also benefits from superbly appointed guest accommodation in the flat above the garage together with a separate staff/grooms flat above the stables. One of the best features of Round Copse House is the stunning indoor pool complex, ideal for year round usage.



ANCILLARY ACCOMMODATION





Gardens and Grounds

Round Copse House has a beautiful sweeping driveway winding through the colourful gardens to the front of the house where the driveway spurs off to the yard, garaging and stables.

The grounds immediately surrounding the house are mainly laid to lawn with established shrub borders and some beautiful, mature specimen trees. Large sun terraces run directly off the rear of the property giving a wonderful entertaining space during the summer months.

For family living, the property features a tennis court (currently decommissioned) greenhouse, an extensive vegetable and herb garden, stables and light woodland for nature walks.



Property Information

Services

We are advised by our clients that the property has mains water, electricity, oil fired central heating and private drainage.

Tenure

Freehold

Local Authority

Chichester District Council: 01243 785166

Council Tax

Band H

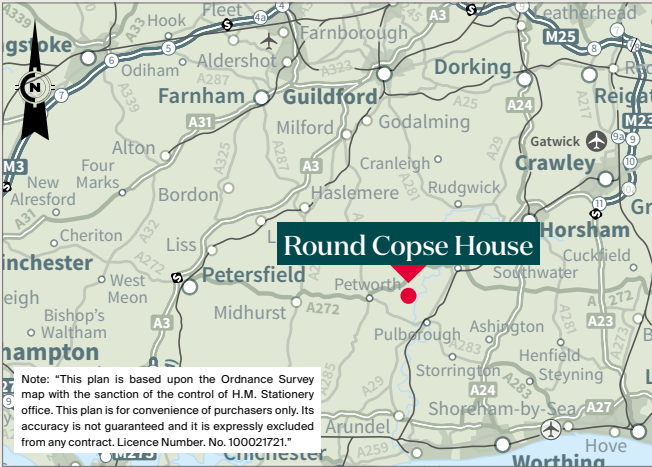
Location

Postcode: RH14 0HD

What3words: ///retrial.thorax.mealtime

Viewings

All viewings are strictly by prior appointment with Knight Frank.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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