

Westland Farm




Fox Hill, Petworth, West Sussex





A Grade II listed West Sussex farmhouse set off a private lane in the heart of the Leconfield Estate in the South Downs National Park with stunning views.

Petworth 2 miles, Kirdford 5 miles, Billingshurst 7.5 miles (London Victoria 70 minutes)
Haslemere 11.5 miles (London Waterloo 56 minutes), Chichester 16 miles, Guildford 20 miles, London 52 miles
(All distances and times are approximate)

		
6	7	7

Summary of accommodation

Entrance hall | Dining room | Sitting room | Living room | Bar | Kitchen/breakfast room | Garden room | Study | Utility room | Cellar | Store room

Principal bedroom with en suite | Two further bedroom suites

The Forge: Office | Shower room

The Cart Shed: Boot room | Living room | Two bedroom suites

The Granary: Bedroom/living room | Bathroom

Gym

Gardens and grounds in all about 1.73 acres

Westland Farm

The oldest part of Westland Farm is believed to date from the 15th century and the property is located in the heart of the Leconfield estate surrounded by rolling countryside.

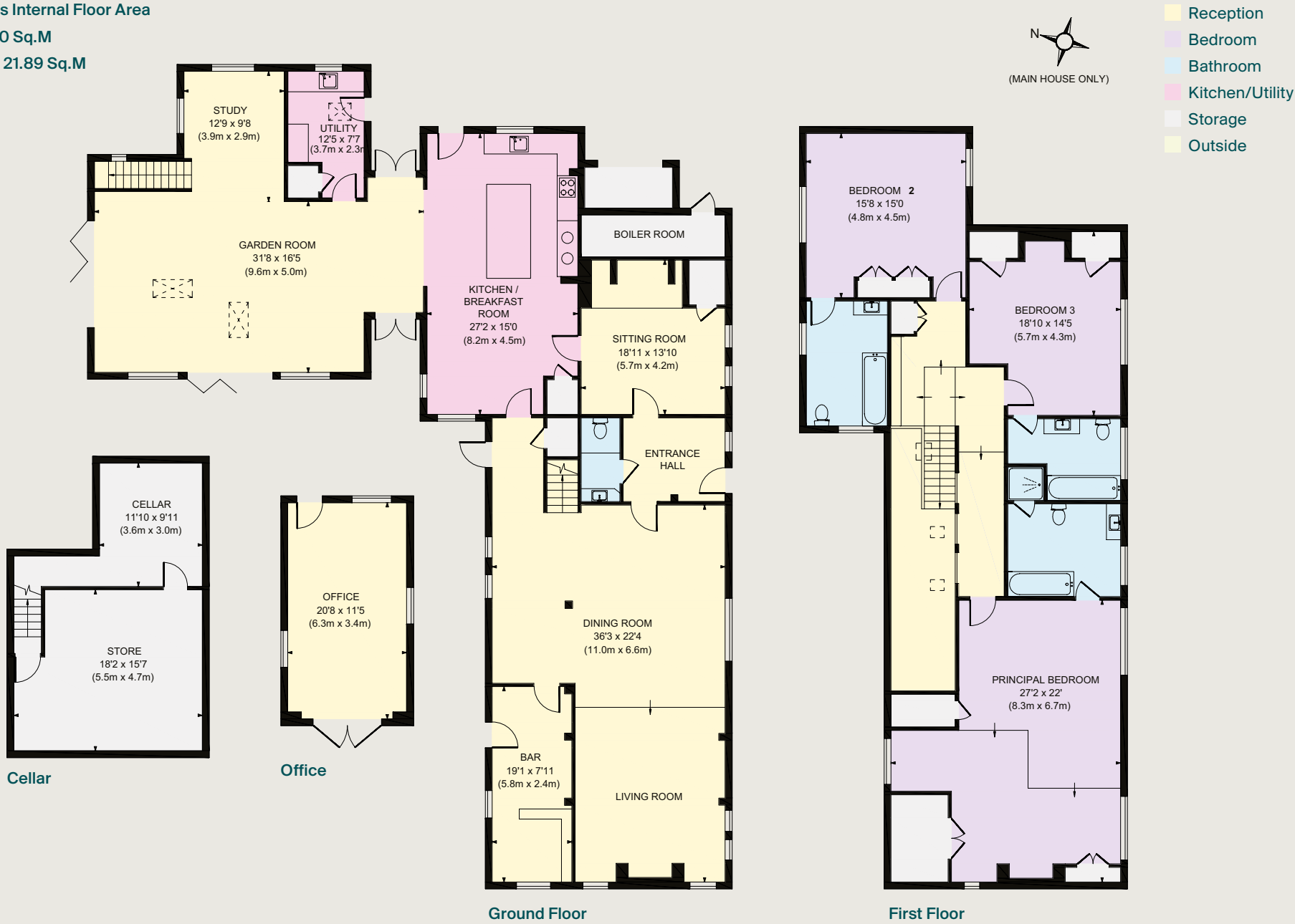






MAIN HOUSE - FLOOR PLAN

Approximate Gross Internal Floor Area
4493 Sq.Ft / 417.40 Sq.M
Office: 236 Sq.Ft / 21.89 Sq.M



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.

THE FORGE



Gardens and grounds

Externally there are three outbuildings which have been used as living accommodation in the past. The Forge is set up as a superb home office with an open plan kitchenette and shower room. This could be used as further bedroom accommodation if required.

The Granary is a separate building designed as a bedroom suite with a lovely view overlooking the front of Westland Farm.

The Cart Shed is a sizeable building with two storeys, currently configured to give two en suite bedrooms as well as a generous living room and boot room.

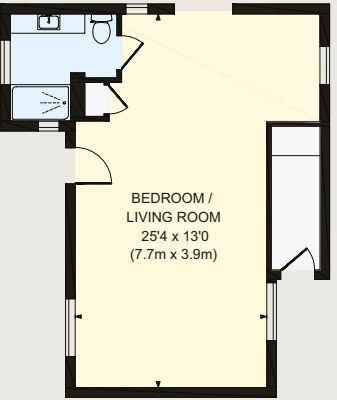
There is post and rail fencing around the boundary of Westland Farm to ensure the views across the well-maintained estate beyond are enjoyed.

The gardens are mainly laid to lawn with mature shrubs and borders, with a sizeable pond to the rear of the garden.

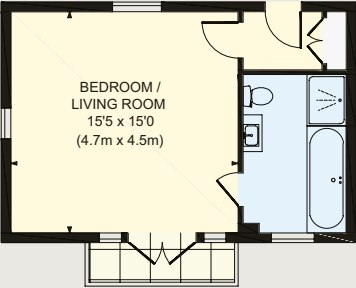




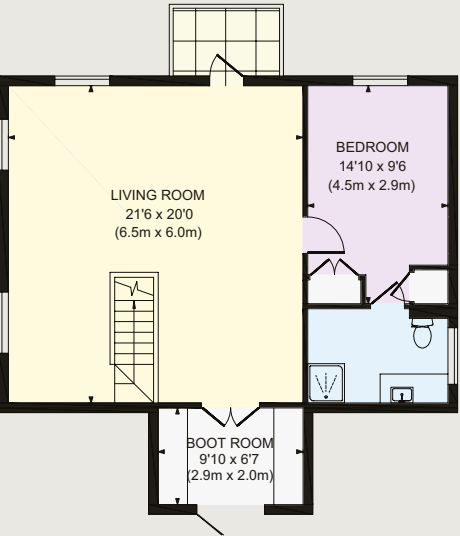
Approximate Gross Internal Floor Area
The Forge 424 Sq.Ft / 39.40 Sq.M
The Cart Shed 341Sq.Ft / 93.68 Sq.M
The Granary 341 Sq.Ft / 31.67 Sq.M



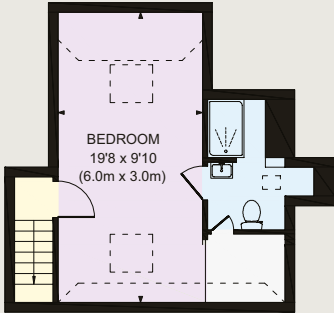
The Forge



The Granary



The Cart Shed – Ground Floor



The Cart Shed – First Floor

Property Information

Services

Mains electricity and water. Private drainage.
Oil-fired central heating.

Tenure

Freehold

Local Authority

Chichester District Council and
South Downs National Park Authority

Council Tax

Band H

EPC Rating

F

Directions

Postcode: GU28 9NU
What3words: ///thrusters.currently.spirit

Viewings

Viewing is strictly by appointment through Knight Frank.



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