

Selham House

Nr Petworth, West Sussex







Selham

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Petworth 3.5 miles, Midhurst 4 miles, Haslemere 10 miles (London Waterloo 49 minutes), Chichester 15 miles, Central London 55 miles
(Distances and times approximate)

A beautifully situated period Country House in the heart of the
South Downs National Park.

Entrance hall | Reception hall | Drawing room | Sitting room | Two dining rooms | Study
Kitchen/breakfast room | Morning room | Utility room/laundry | Wine cellars
Master bedroom suite | Eight further bedrooms (two en suite) | Five bathrooms in addition

Housekeeper's flat | Three bedroom annexe

One bedroom cottage | Two garage blocks | Extensive further garaging and estate building
Substantial converted former coach house with 4 reception rooms, 4 bedrooms, 2 bathrooms.

Landscaped gardens and grounds | Swimming pool | Tennis court | Snooker/games room

Further three bedroom lodge cottage

In all about 19.40 acres

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james.crawford@knightfrank.com

Situation

Selham House commands an elevated position in dramatic surroundings in the heart of the South Downs National Park. The property is located on the edge of the village of Selham, equidistant between the attractive and highly popular market towns of Midhurst and Petworth. This part of the West Sussex countryside is dominated by the chalk ridge of the South Downs. The landscape is characterised by grand rolling downs, deep valleys, wooded farmland and its proximity to the coast with wonderful coastal views from high points.

Selham House is close to Cowdray Park, abutting its easterly boundary and is therefore ideally located for those with polo interests. There is also polo nearby at Knepp Castle Hurtwood and other local facilities.

Goodwood and Plumpton are nearby.

There are many opportunities for sailing enthusiasts along the south coast with marinas at Chichester and The Hamble.

There are excellent schooling facilities in the area including Bedales and Churcher's at Petersfield, Ardingly College, Hurstpierpoint and Seaford College together with the highly regarded Brighton College. Other accessible schools include Winchester, Cranleigh, Charterhouse and Eton and Wellington which are further afield.

Good local shopping facilities can be found at Midhurst and Petworth with more comprehensive shopping at Petersfield, Haslemere, Chichester and Guildford.

Petersfield and Haslemere provide good access to the A3 which links with the national motorway network.

There are mainline train services from Haslemere to London Waterloo taking approximately 49 minutes.

Heathrow, Gatwick and Southampton International Airports are easily accessible.





Selham House

Selham House is an impressive and handsome Country House built from local Ashlar stone with a gabled tiled roof at around the turn of the last century. It has been home to several illustrious families including The Cowdray family to whom are attributed many of the improvements and alterations to the house over the years, as well as the Maharaja of Bahawalpur who acquired the property in 1948. The property was at one time separated into three individual houses, but the present owners have consolidated the properties into a single residence and over their 36 year ownership have implemented a programme of restoration and improvement. This has included the installation of new bathrooms, a new kitchen and the erection of various

outbuildings including two garage blocks and a swimming pool pavilion. Similarly, the gardens have been carefully landscaped during this time and have a maturity and beauty befitting the setting of the house.

From the village lane, a long carriage drive flows through the grounds to a large parking area to the north of the house. A continuation of the drive leads to a secondary entrance allowing service vehicles and deliveries their own access.

Befitting a house of this importance, there are a wealth of beautiful period features including fine panelling and impressive fireplaces and the rooms have high ceilings with large windows ensuring ample light and giving capitulating views across the grounds to the woodland beyond.



Ground Floor

The ground floor is dominated by five principal reception rooms together with an impressive entrance hall which leads into the reception hall with its fine staircase rising to the first floor. The sitting room has a large bay window overlooking the gardens and connects with the study. The drawing room has some fine boiserie and is an ideal room for parties and entertaining. This connects with a

substantial dining room leading to a smaller dining room with oak panelling and doors opening out onto the terrace. Beyond is the morning room which is a grand entertaining room in its own right. Serving these grand rooms is a newly installed modern kitchen with breakfast room, together with a utility room. The property also has the benefit of two substantial wine cellars.













First and Second Floors

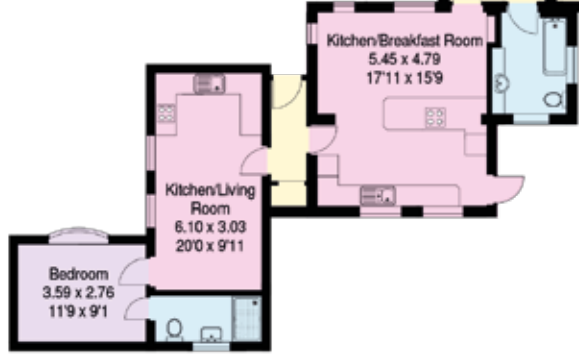
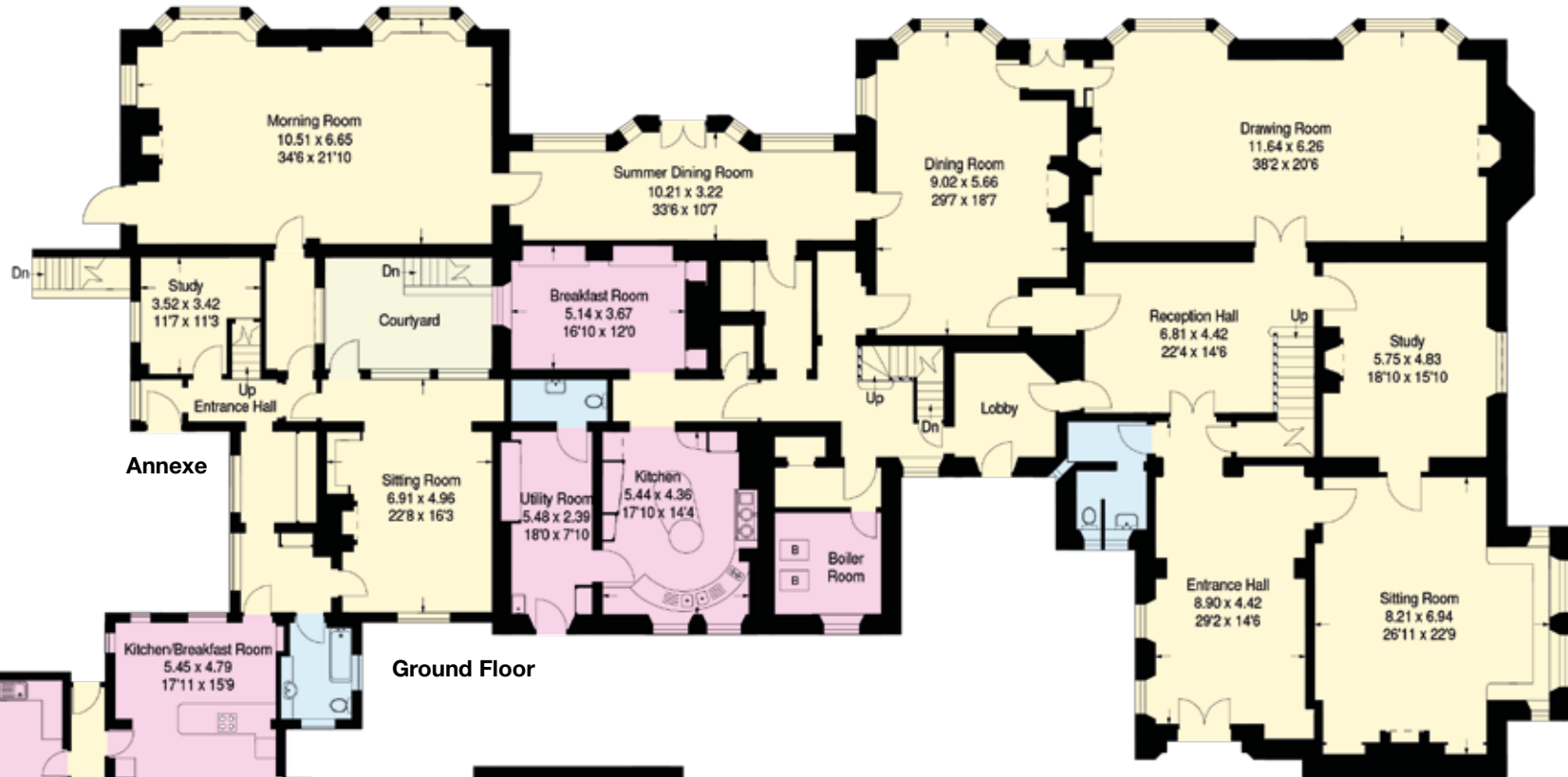
On the first floor, a galleried landing leads to a substantial master bedroom with dressing room and en suite bathroom, which can easily be connected to a secondary bedroom if required. There are eight further bedrooms on the

first and second floors, two of which are en suite, and a housekeepers flat on the second floor comprising a sitting room, two bedrooms, kitchen and bathroom.

Staff Annexe

The annexe is situated to one side of the house and has access into the house at ground floor level in addition to its own independent access. This is a substantial annexe with a sitting room, large kitchen/breakfast room, study and bathroom together with three bedrooms and a bathroom on the first floor.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



The Cottage



Cellar



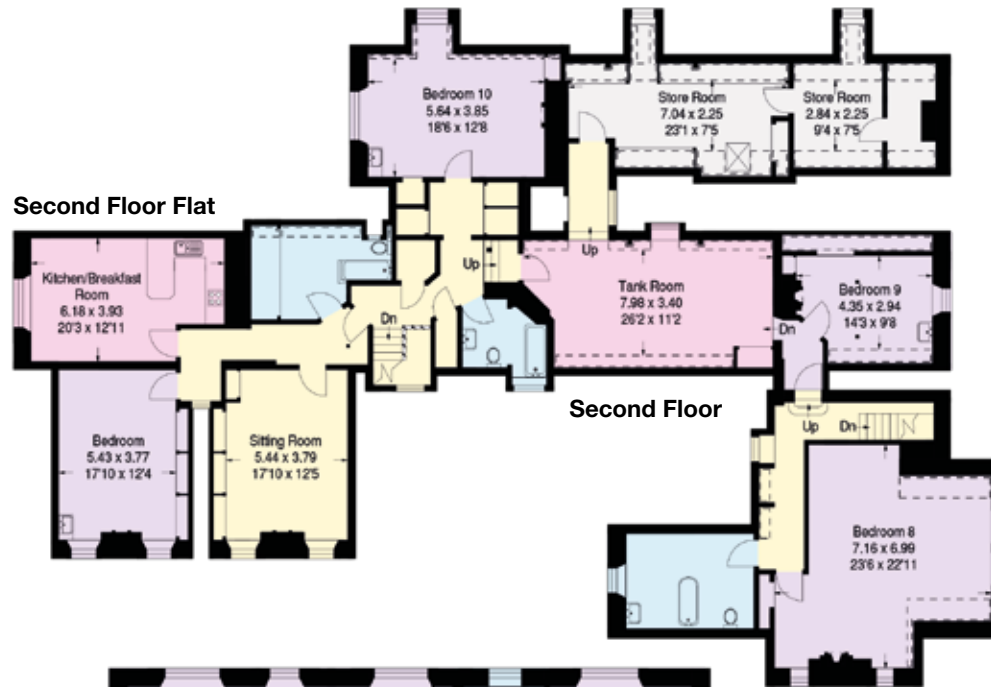
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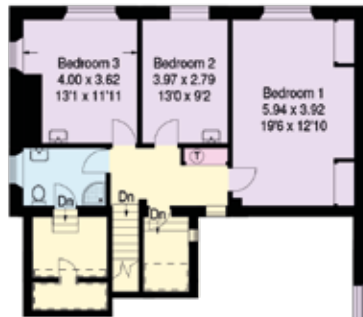
Approximate Gross Internal Floor Area
1,589 sq.m / 17,098 sq.ft
(Including The Cottage and Annexe)

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

Second Floor Flat



Second Floor

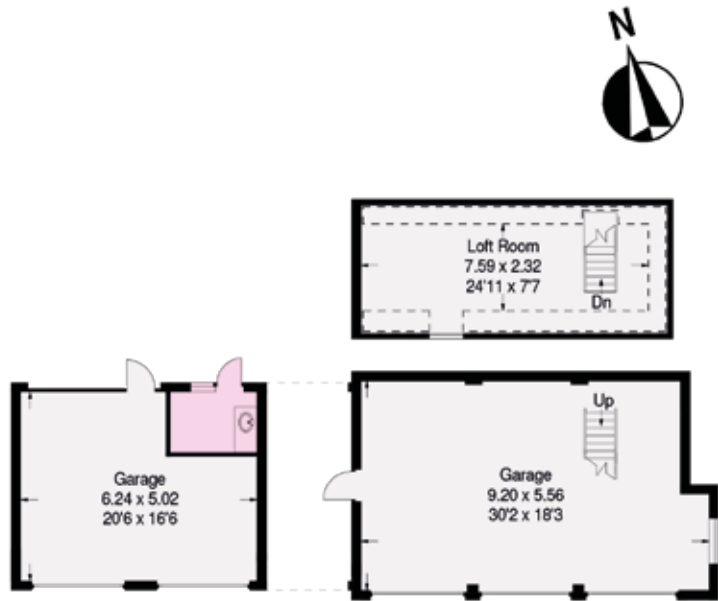


Annexe: First Floor

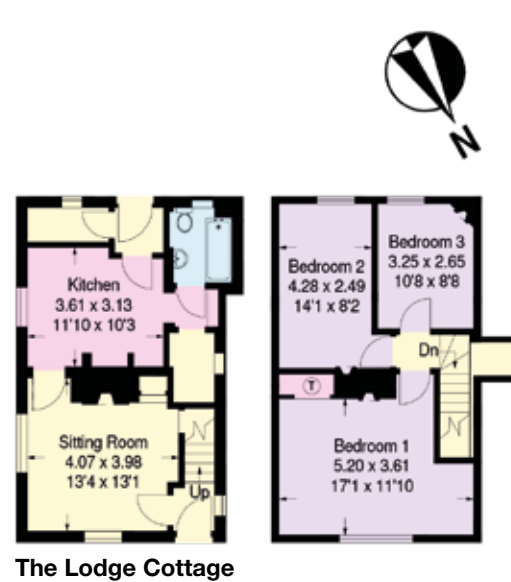


First Floor

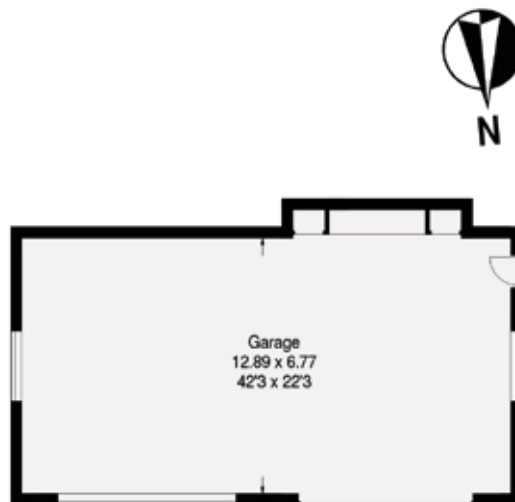




Garage - Stables



The Lodge Cottage



Garage - Barn

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



The Lodge Cottage

Approached over the rear drive is an attractive cottage of brick and part tile hung elevations under a tile roof on two floors comprising a kitchen, living room and bathroom and three first floor bedrooms.

The Cottage

Near to the annexe and approached over the rear drive is a recently refurbished one bedroom single storey cottage.

Garage and Outbuildings

Off the rear drive is a further substantial estate building comprising a lock up store and four car garage with two further stores and a log store.





Gardens and grounds

The stunning gardens and grounds have largely been laid out over the last 20 years to fully complement the mature wooded grounds which existed prior to their creation. A rose arbour leads to an outbuilding which is used as a games room and continues to a hard tennis court. From here there is access to the outdoor swimming pool with a large flagstone terrace, barbecue area and changing pavilion. To the north-west of the house is a beautiful formal garden with gravel paths, rose-bed and a central water feature. To the south-west of the house is a long gravelled terrace with a knot garden and steps leading down to a raised flat lawn, ideal for croquet or parties. The land drops away from here to a natural lake which is a haven for wildlife. To one side of the house is an ornamental fish pond with a vinehouse and estate office with further garaging. There is a greenhouse and potting shed near the games pavilion and tennis court.

On the north side of the lane is a pony paddock and two parcels of woodland together with a 3 bay open fronted cattle shed.





The Coach House

A beautiful and deceptively substantial converted former coach house of brick and part tile hung construction with separate access over the rear drive, ideal for guests or staff accommodation. Set on two floors the house fronts a delighted internal courtyard and comprises an entrance hall, study, large drawing room with three double doors to

the courtyard, sitting room, and a ground floor bedroom suite with a bathroom. The kitchen has an aga, kitchen dresser and units and leads through to a light bright breakfast/ dining room with doors out to the courtyard terrace, ideal for outdoor dining. Boot room and back hall with WC and stairs lead to a first floor bedroom/ attic

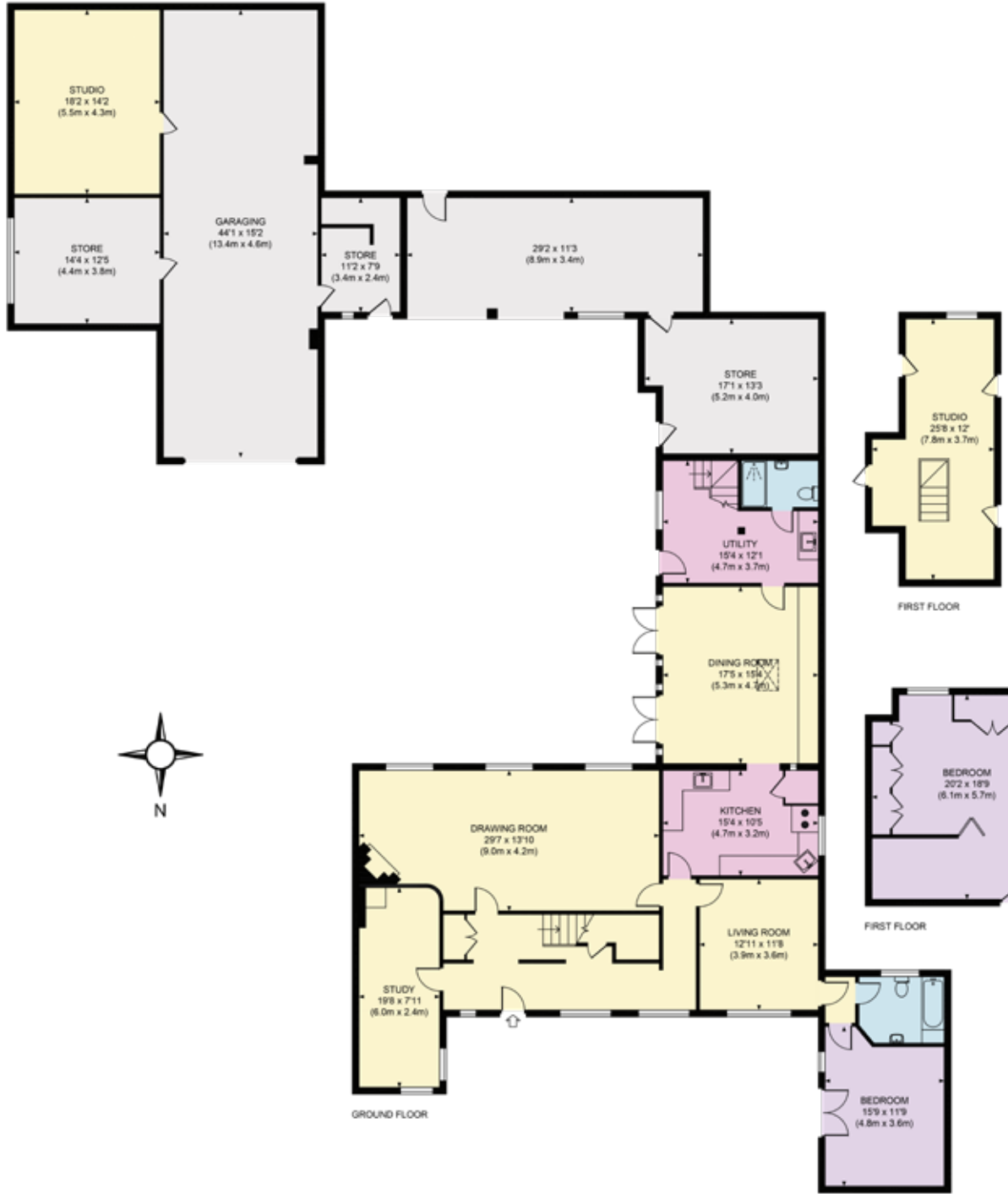
playroom. The main stairs leads to the first floor landing off which are three further bedrooms and a bathroom.

Fronting the courtyard is a former stable and workshop.

At the rear is a large garden with wide lawn and mature flower borders. The house has solar panels.





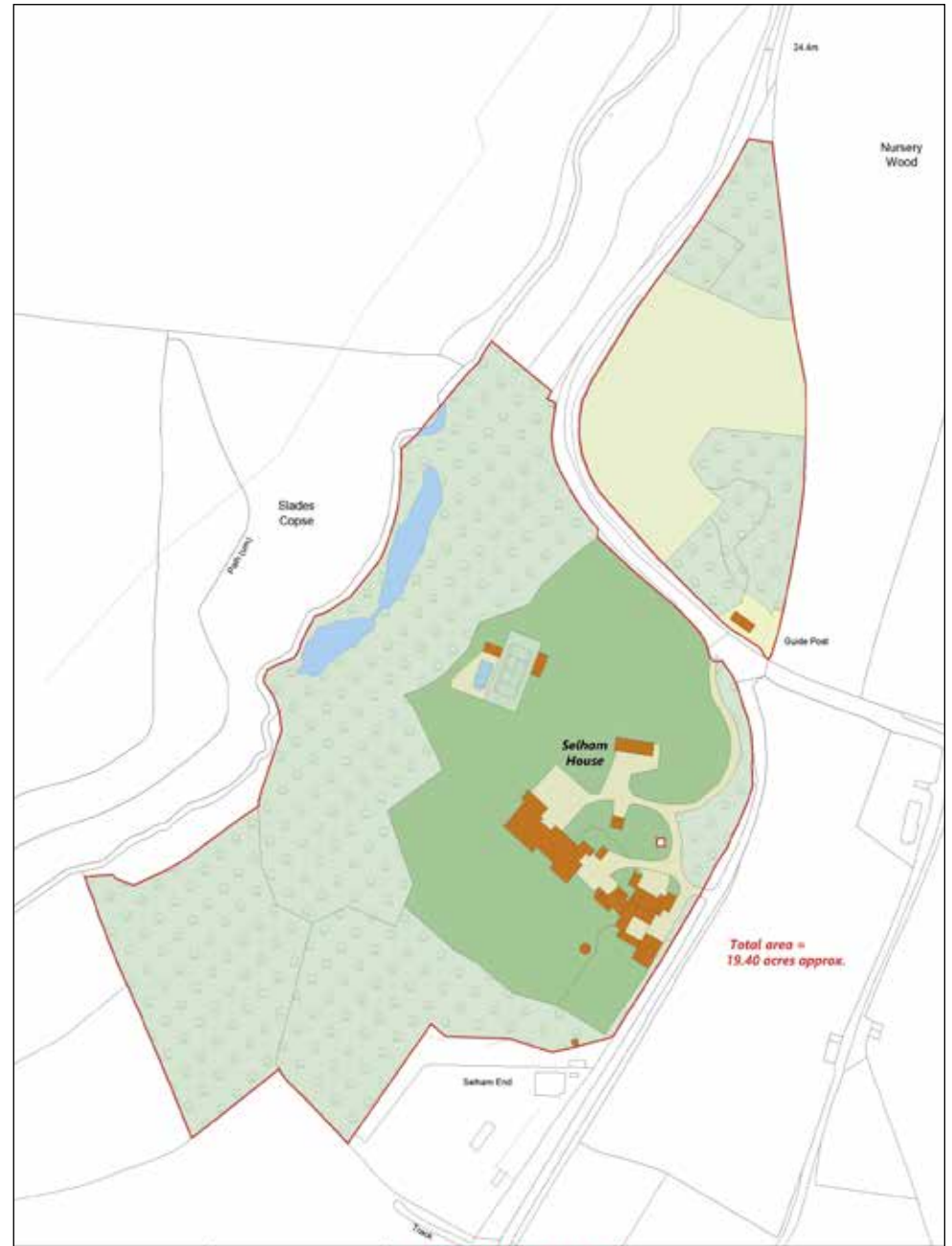


Approximate Gross Internal Floor Area

**The Coach House:
280.2 sq.m / 3,016 sq.ft**

**Outbuildings:
163 sq.m / 1,755 sq.ft**

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Date: 22.05.20
 Drawn By: CW
 Scale: 1:2500 @ A4
 Plan No:

Title: **Selham House**

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Services

Mains electricity and water. Oil fired central heating. The property is connected to a mains drainage system.

Rights of way

The property is sold subject to and with the benefit of all rights of way whether public or private and whether specifically mentioned or not.

There is a small electricity sub station within the grounds which is accessed over the back drive.

Directions (GU28 OPS)

From London, the simplest route is to take the A3 past Guildford and Godalming and leave at the Milford Junction taking the A286 south signed to Haslemere. Proceed through Haslemere still on the A286 as far as Midhurst and take the A272 east signed towards Petworth. Passing the Cowdray Estate Polo grounds on the right and the golf course on the left, after about 2 miles take the right hand lane signed to Selham, over a humpback bridge crossing the River Rother, into the village of Selham. Proceed through the village with the Three Moles pub on the left hand side and the entrance will be on the right after a short distance.

Local Authority

Chichester District Council Tel: 01243 785166

Viewings

All viewings must be made strictly by appointment with the sole agents Knight Frank London, 020 7861 1065 or Knight Frank Haslemere, 01428 770 562.



Connecting people & property, perfectly.

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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