

Brookfield

Arundel, West Sussex





An imposing Victorian country house with separate cottage, hangar barn, small farmstead in a parkland setting.

Summary of accommodation

Entrance hall | Family room | Sitting room | Orangery | Cloakroom | Dining room | Office | Drawing room | Kitchen | Utility room | Laundry room

Indoor swimming pool | Plant room | Changing rooms | Sauna | Triple garage | Workshop | Basement

Principal bedroom suite with dressing room | Six further bedrooms, three en suite | Two bathrooms

Brookfield Cottage: Entrance hall | Kitchen/dining room | Sitting room | Two bedrooms | Bathroom | Garage

Hangar Barn: Helicopter hangar with mezzanine | Double garage | Machine shed | Triple open bay garage | Machine store

Coach House | Storeroom

Farmstead: Open barn | Mezzanine | Workshop | Storeroom | Two stables | Store | Open store

In all about 47.84 acres

Distances

Arundel 1.3 miles, Chichester 11.8 miles, Brighton 20.1 miles, London 65.6 miles

(All distances are approximate)

house.
PARTNERSHIP

house. Partnership
Astra House
The Common, Cranleigh
GU6 8RZ
housepartnership.co.uk

Matthew Penfold
01798 903111
mpenfold@housepartnership.co.uk

Knight Frank

Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Aelish Paterson
01428 770560
aelish.paterson@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Oliver Rodbourne
020 7861 1093
oliver.rodbourne@knightfrank.com



Brookfield

Brookfield is a large Victorian country house with an indoor swimming pool and substantial living quarters. The original house has all the hallmarks of Victorian living with its grand double staircase, large bay windows, tall ceilings and formal drawing rooms. The addition of the orangery has created more informal living space with an open plan layout, bar area and an indoor swimming pool complex, all of which are on the south side of the property. The formal living areas are geared at the other side of the house with views over the wonderful parkland setting.

Upstairs boasts seven spacious bedrooms in all, of which six are en suite, with the principal bedroom benefiting from a large dressing room and octagonal bathroom.

The first floor also enjoys tall ceiling heights, large sash bay windows, which allows one to enjoy the superb and varied vistas over the surrounding gardens and grounds.







Brookfield

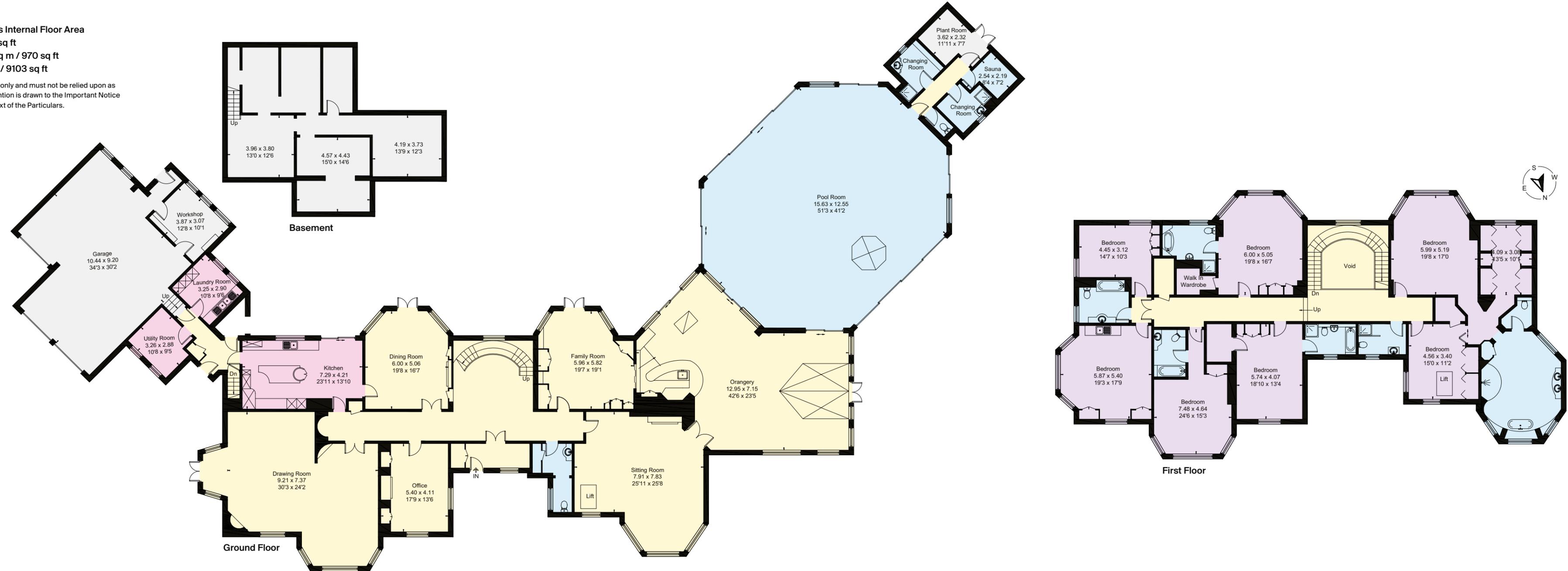
Approximate Gross Internal Floor Area

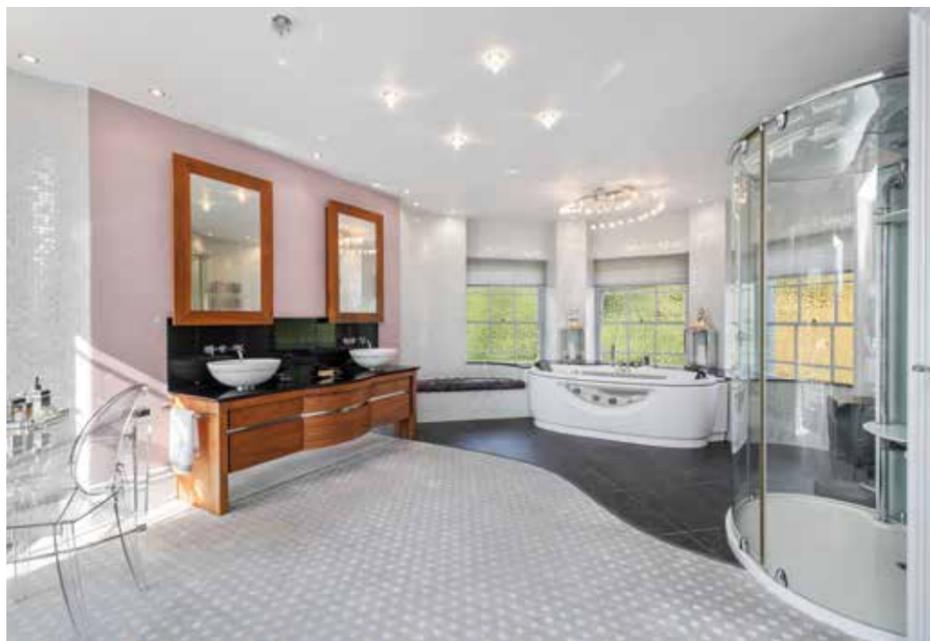
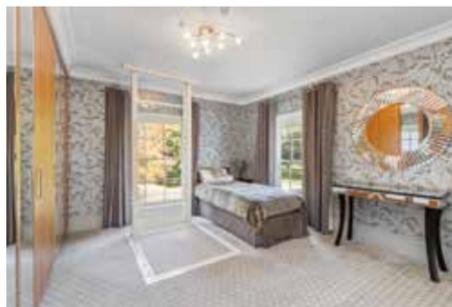
755.6 sq m / 8133 sq ft

Basement = 90.1 sq m / 970 sq ft

Total = 845.7 sq m / 9103 sq ft

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.





Gardens and grounds

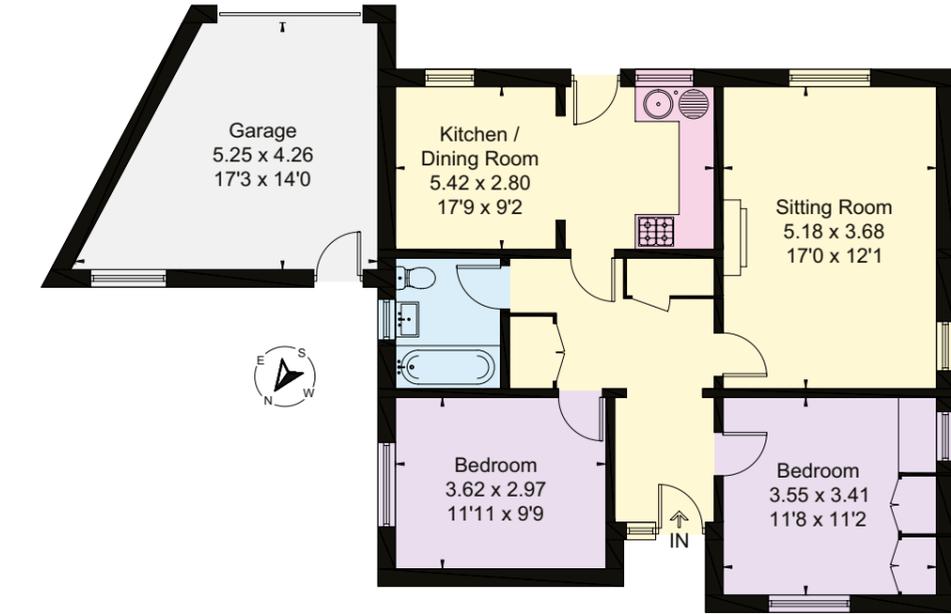
These extend to over 50 acres with a repurposed helicopter hangar barn and substantial accompanying storage units. There is a two bedroom cottage with a small private garden, and a coach house with an enchanting courtyard and loggia; both adjoining the sizable vegetable garden'. Much of the grounds near the house are formal with specimen trees, parkland with ornamental features. Towards the rear of the land lies a very pretty set of farm buildings made largely from red brick and Sussex flint. For many years the land has been farmed and currently there are Highland cattle grazing the fields. The gardens were designed in conjunction with renowned garden designer, the late John Brookes.



Brookfield Cottage

Approximate Gross Internal Floor Area
94.6 sq m / 1018 sq ft

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.



One of the standout features of Brookfield is the neat and clever placement of all the buildings with a smart tarmacked driveway conveniently linking all the buildings within their own sections. The farmstead can therefore be treated as a separate entity or it could be very much a part of everyday living at the property.

Situation

Trains: Arundel - London Victoria 1 hour 28 mins, London Bridge 1 hour 29 mins, London Waterloo 1 hour 48 mins, Chichester 24 mins

Schools: Windlesham House School, Westbourne, Church of England Arundel, St Philip's Catholic School, Slindon College, Lancing College, Hurst College, Brighton College

Roads: A27 1.1 miles, A23 20.5 miles, A3 25 miles, M25 36.7 miles

Shopping: Arundel is a thriving market town with a number of high street shops, trendy restaurants, bars and cafés. Further shopping can be found at Chichester, Portsmouth and Brighton

Services

Our clients have informed us that the property benefits from mains water and electric, private drainage, oil-fired central heating and storage heaters.

Specification

- Electrically operated entrance gates
- Intruder alarm
- CCTV
- Back up generator
- Pumped borehole extraction with automatic irrigation system to the lawns/walled garden
- PV panels which generate free electricity and FIT

Directions

Postcode: BN17 7QN

What3words

Head of driveway: ///mandolin.royal.putty

House: ///shave.spinning.flashback

Property information

Tenure: Freehold

Local Authority: Arun District Council

Council Tax: Main House – Band H, Brookfield Cottage – Band C

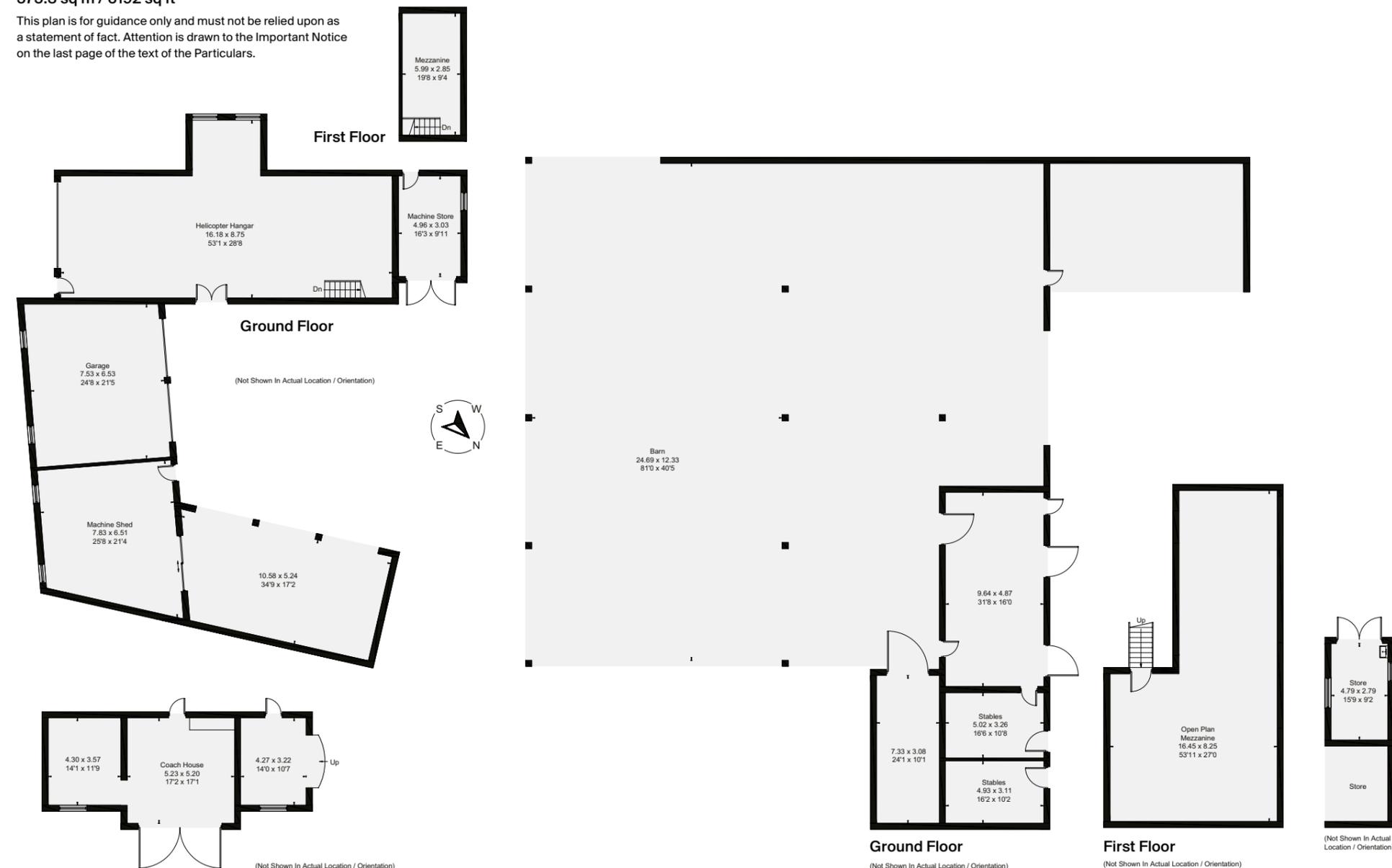
EPC Ratings: Main House – F, Brookfield Cottage – E



Outbuildings

Approximate Gross Internal Floor Area
575.3 sq m / 6192 sq ft

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.

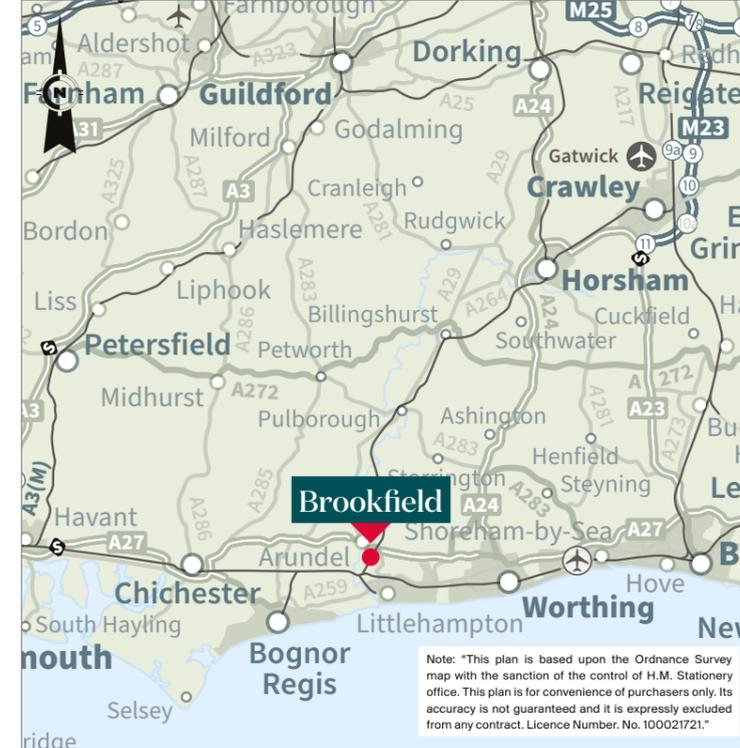




Hangar Barn



Farmstead



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

