

# Brookfield

Arundel, West Sussex

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# 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.**  
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## 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.









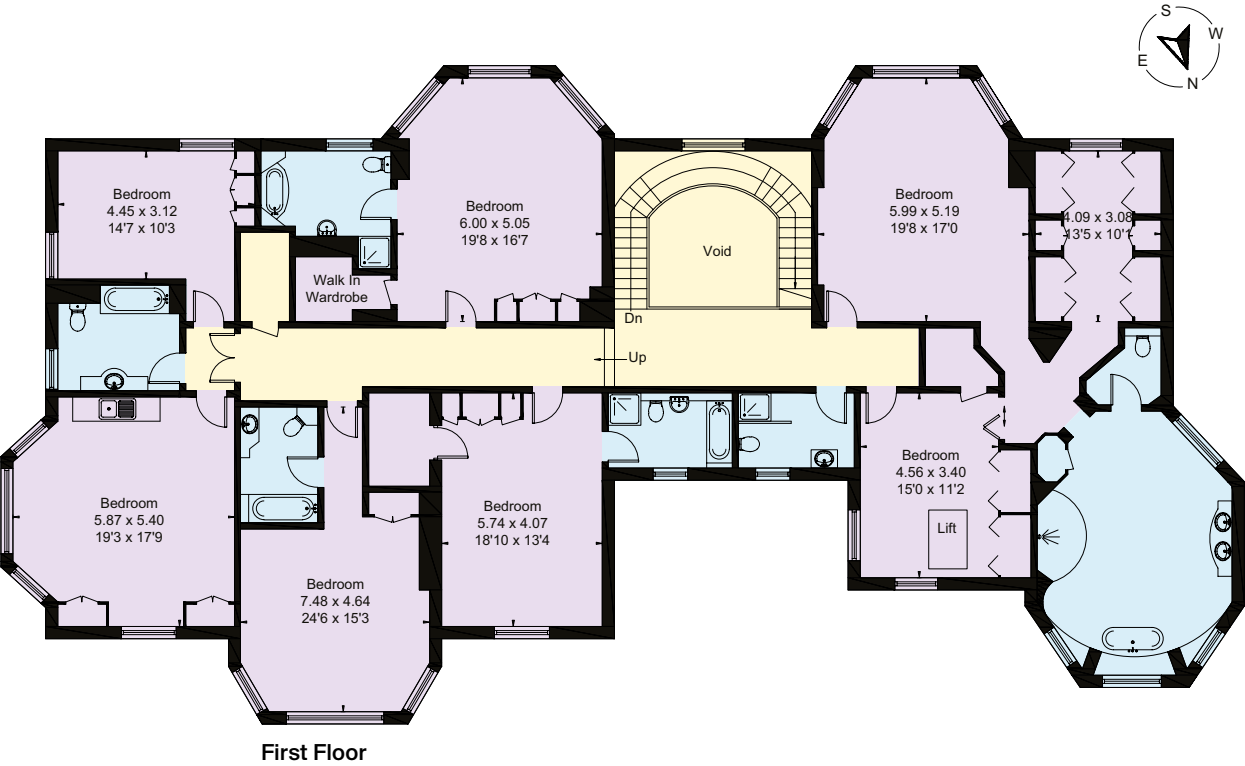
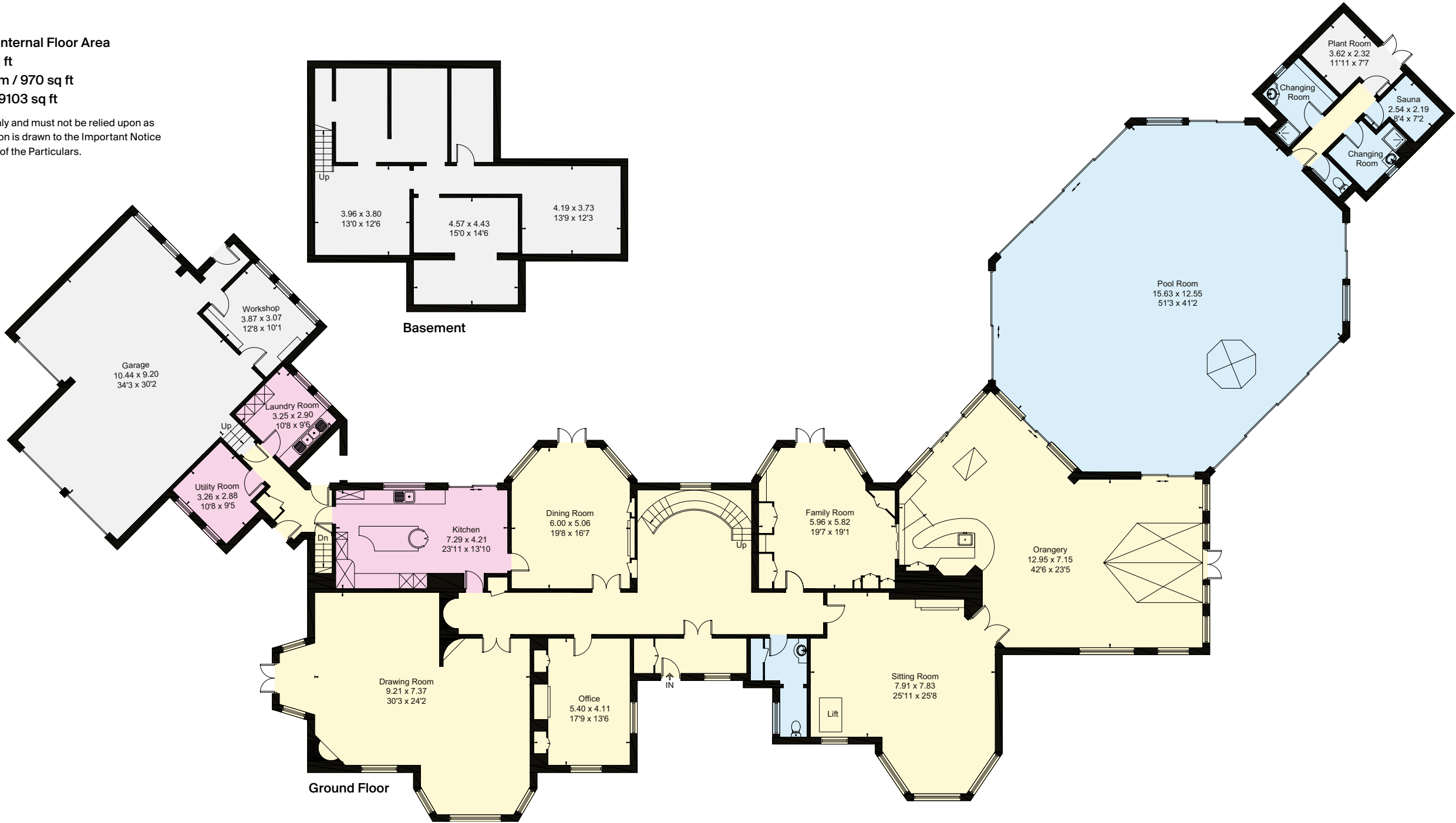




Brookfield

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.



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







Gardens and grounds

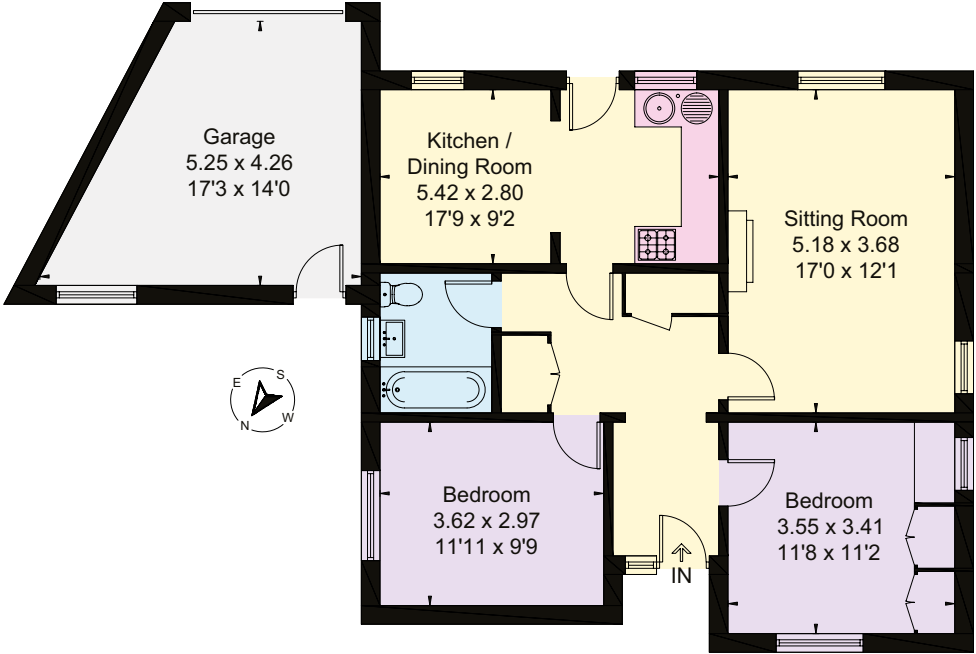
These extend to over 50 acres with a repurposed helicopter hangar barn and substantial accompanying storage units. There is a two bedroom cottage with a small private garden, and a coach house with an enchanting courtyard and loggia; both adjoining the sizable vegetable garden'. Much of the grounds near 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

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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

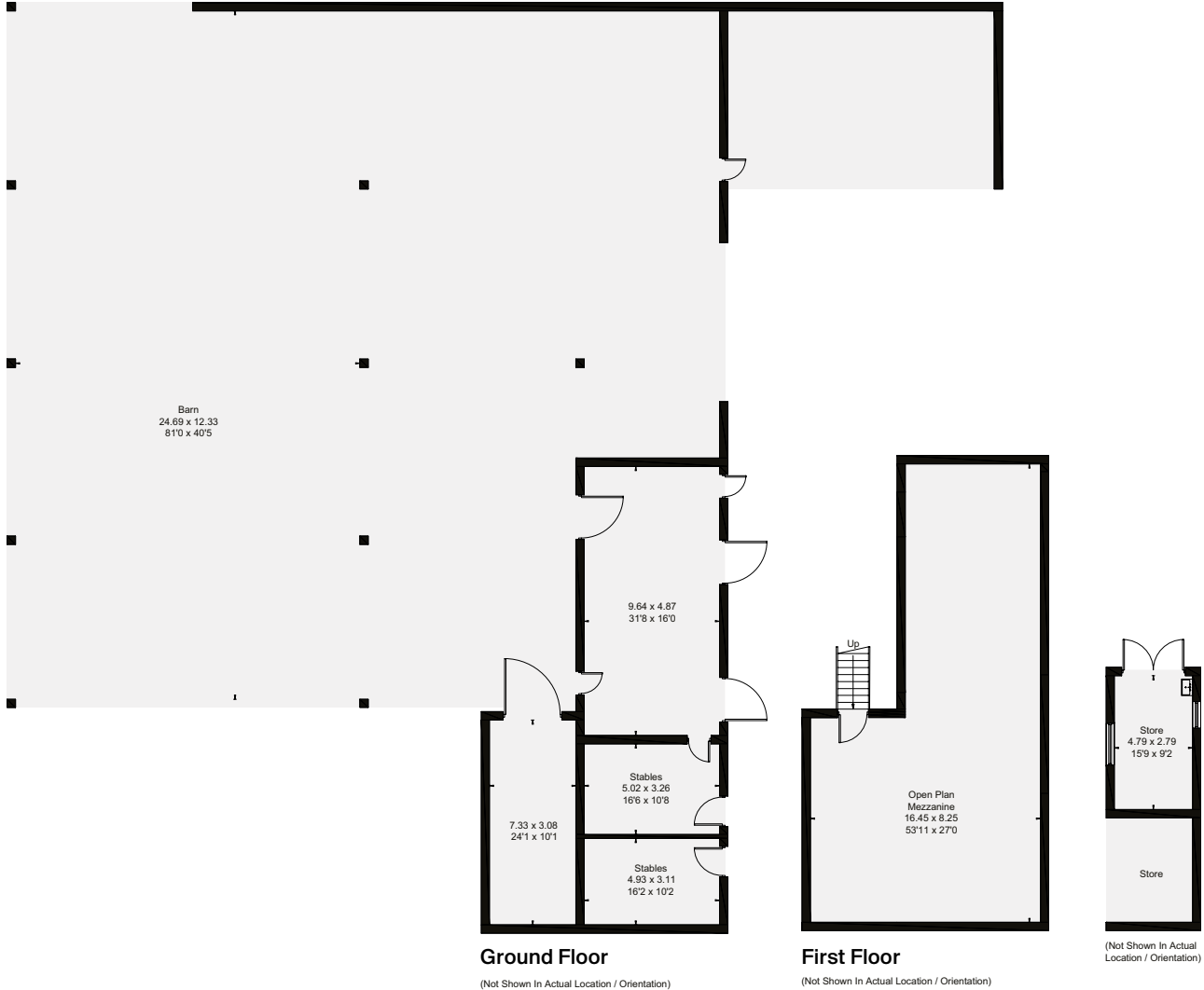
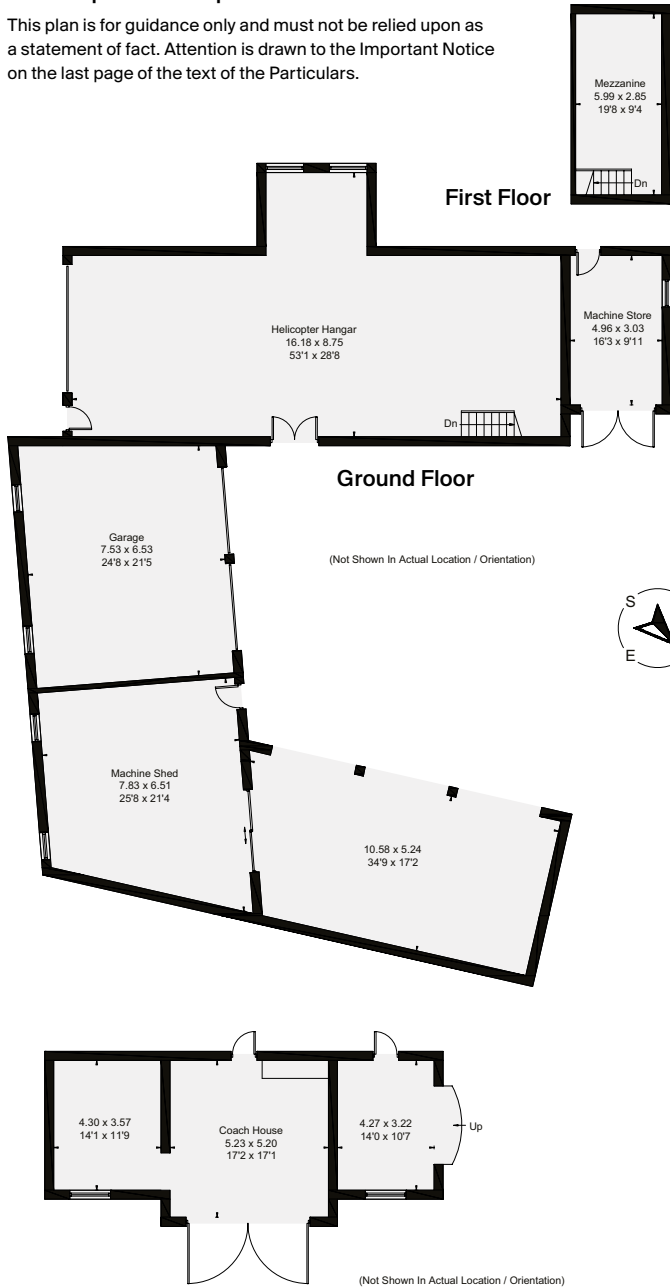


## Outbuildings

Approximate Gross Internal Floor Area

575.3 sq m / 6192 sq ft

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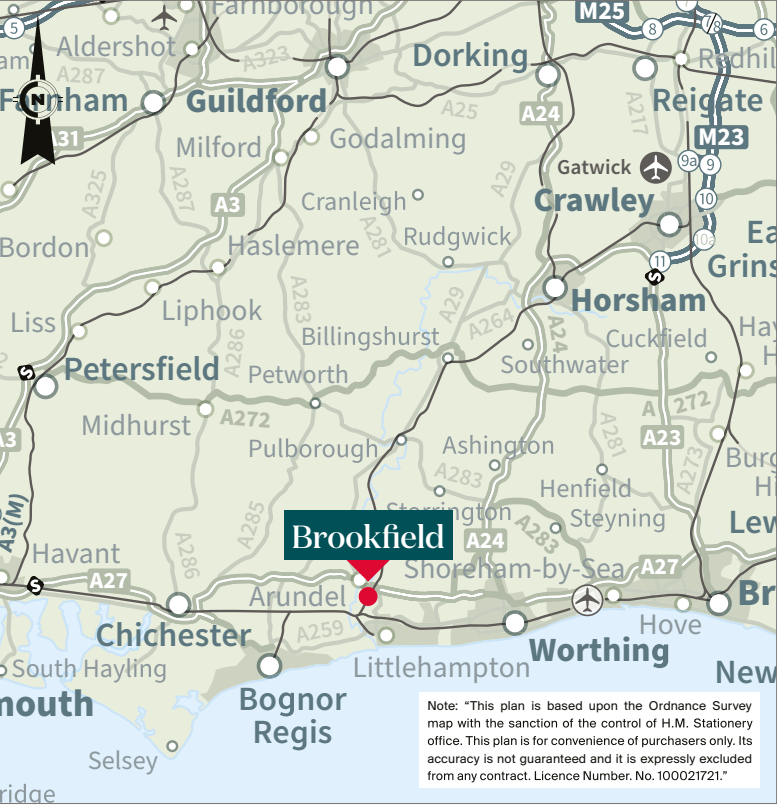
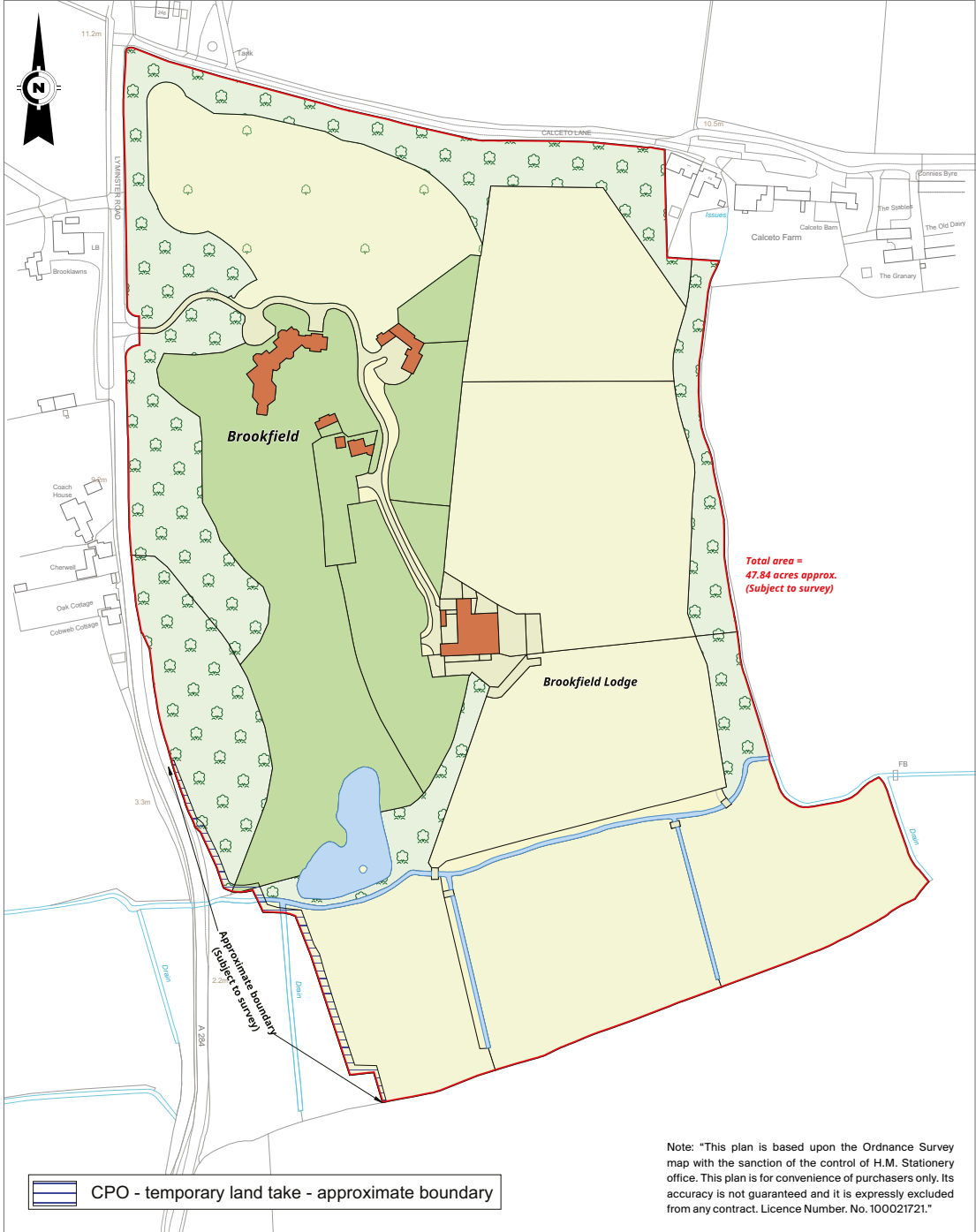




Hangar Barn



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.

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Particulars dated March 2025. Photographs and videos dated 2024.

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