

# Sussex Game Farm House

Kirdford, West Sussex











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## What a view.

Petworth 5.5 miles, Billingshurst 7.3 miles (London Victoria 65 minutes)  
Haslemere 9.4 miles (London Waterloo 53 minutes), Midhurst 10.4 miles  
Guildford 19 miles, Gatwick 29.2 miles, Heathrow 40.8 miles, London 51 miles  
(All times and distances are approximate)

### Accommodation

Entrance hallway | Drawing room | Dining room | Study | Conservatory | Kitchen/breakfast room | Cloakroom

Principal bedroom with en suite bathroom | Guest suite with en suite bathroom

Three further bedrooms | Family bathroom

### Cellars

Laundry room | Plant room | Four store rooms

### Detached games building

Studio | Office | Games room

Four car garage | Pond | Formal Gardens | Two paddocks

**In all about 23 acres**

### Haslemere

1 West Street, Haslemere  
GU27 2AB

Tel: +44 1428 770 560  
russell.grieve@knightfrank.com



[knightfrank.co.uk](http://knightfrank.co.uk)

### Country Department

55 Baker Street  
London, W1U 8AN

Tel: +44 20 7861 5390  
julia.botham@knightfrank.com

## Situation

## Local Amenities

Kirdford has an award-winning village shop, a village hall, church and celebrity-owned pub.

## Shopping

Petworth, Billingshurst, Midhurst, Haslemere, Guildford and Chichester.

## Golf

Various golf courses including Cowdray Park, The West Sussex Golf Club and a well-regarded course at Goodwood.

## Polo

Cowdray Park.

## Horse racing

Goodwood and Fontwell.

## Sailing

Can be enjoyed at Chichester Harbour and other centres along the south coast.

## Walking

Walking and riding on numerous footpaths in the area.

## Schools

There are many excellent schools in the area from primary through to secondary & further education, including The Royal School in Haslemere, The Royal Grammar School in Guildford, Seaford College, Westbourne House, Windlesham, Amesbury and Cranleigh School.









## Sussex Game Farm House

Sussex Game Farm House offers a fantastic opportunity to refurbish the current property or rebuild. The current property extends to around 4,503 sq ft, and offers fantastic lateral living space over three floors. There is a separate building currently used as an office, as well as a large carport.

The views from Sussex Game Farm House are breathtaking. The gardens are mainly laid to lawn with an undulating surface. The current owner is a keen golfer and has dedicated a part of the grounds for golf practise. There are two large paddocks to the side of the main house which are separated by hedging and fencing.





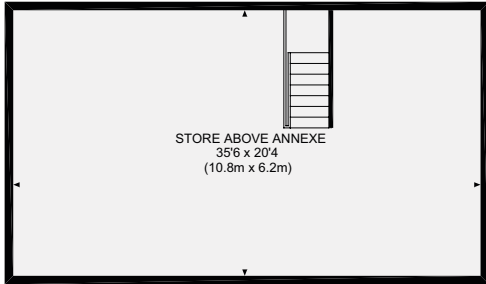


**Approximate Gross Internal Floor Area**

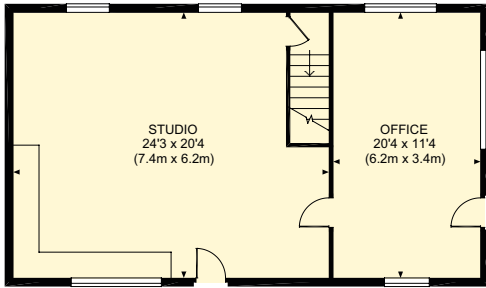
**4,503 sq ft / 418.3 sq m**

**Outbuildings: 2,469 sq ft / 229.4 sq m**

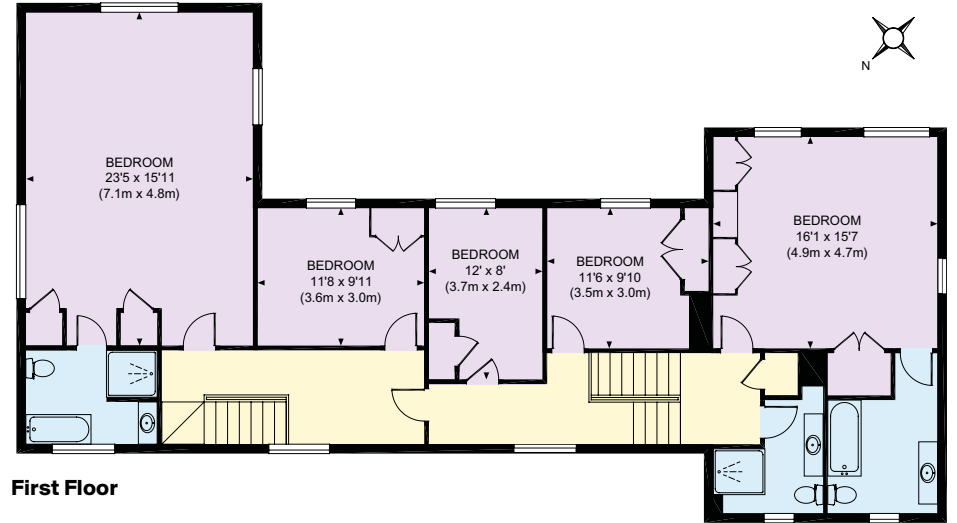
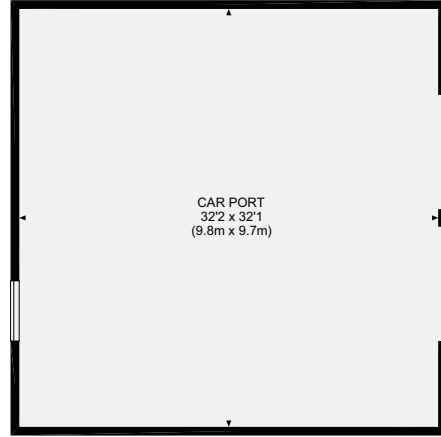
This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars



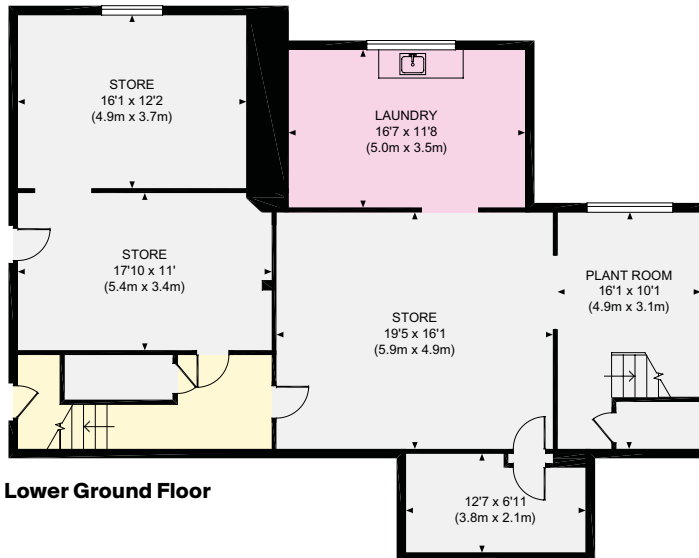
**First Floor (Detached Games Building)**



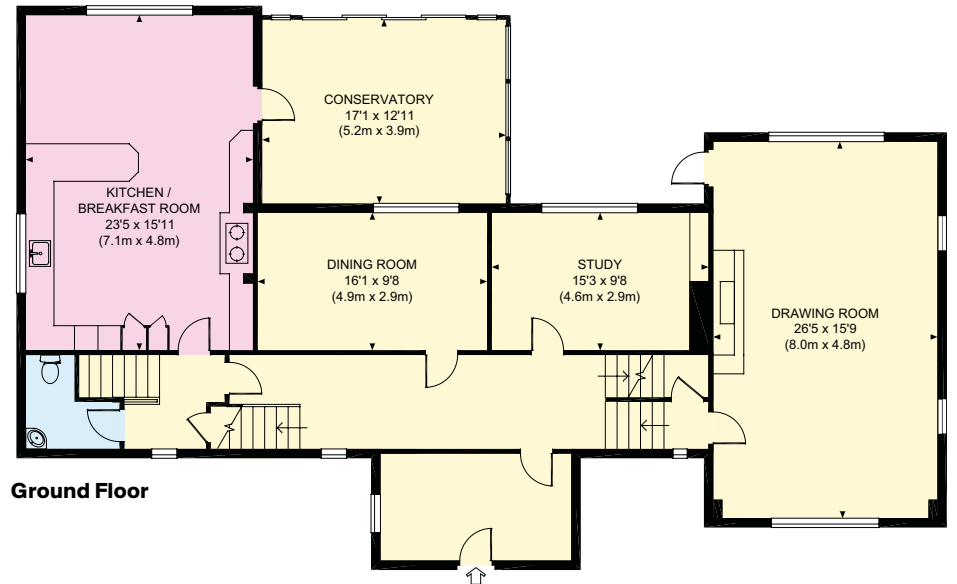
**Ground Floor (Detached Games Building)**



**First Floor**



**Lower Ground Floor**



**Ground Floor**

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







## Services

The property benefits from mains electricity and water, together with oil-fired central heating and private drainage.

## Local Authority

Chichester District Council

## Energy Performance Certificate

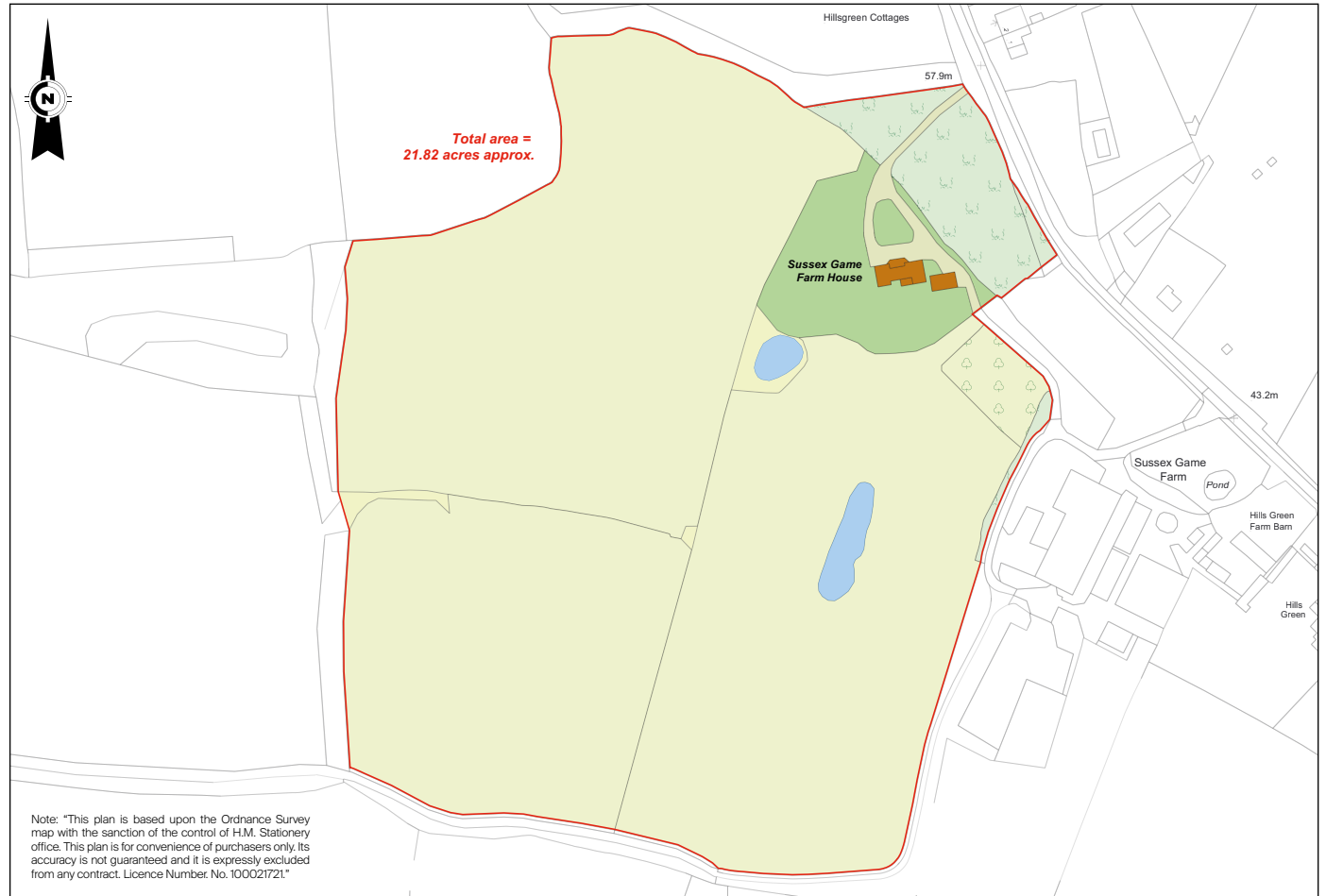
Sussex Game Farm House – EPC F

## Directions (RH14 0JN)

From London follow the A3 south through Guildford then take the Milford exit and proceed through Witley and Chiddingfold into Northchapel. In the centre of the village, turn left into Pipers Lane signed to Balls Cross & Kirdford. Follow this road for about 3 miles, turn left signed to Kirdford along Scratchings Lane. Proceed for about 1.2 miles and the entrance to Sussex Game Farm House will be found on the right hand side.

## Viewings

Strictly by appointment with Knight Frank LLP.







**Connecting people & property, perfectly.**

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