









## A country house with 180° south-facing views across South Downs National Park

Spur Point sits in 1.95 acres in an area of Outstanding Natural Beauty. An easy 90 minute drive from London but with a feeling of being much more remote than that, it has been designed to include everything you could want so there's no need to leave.









Designed luxuriously for entertaining and pure enjoyment, the interiors exude a feeling of warmth and calmness. Surrounded by terraces with doors from the living spaces, the rooms interconnect no matter what the weather.





With views from every room as far as the eye can see, the national park feels like it's your domain.

















The vaulted double height principal suite with his and her bathrooms is quietly tucked away with a fireplace and a dreamy window seat.

























## Specification

### Audio & Video

The house has a state-of-the-art Control4 system, that integrates all aspects of the AV, security, heating and lighting for the property. From the moment the gates swing open in the evening and the driveway illuminates, you are aware that you have arrived at a house which is highly sophisticated and smart.

The AV system has Bowers & Wilkins speakers in all of the 16 zones and is capable of delivering music from sources like Spotify and Tidal to all areas simultaneously or in any desired combinations.

The video distribution is 4K throughout the 12 zones in the property and can be fed from up to 10 sources. The TVs are all Sony 4K, including two beautiful mirror TVs, one in the lady's principal suite and the other in the indoor pool. Currently distribution is from three Sky boxes, two Apple TVs, a DVD and a movie server.

The pinnacle of all of this is in the most wonderfully designed family area, incorporating bar area, games area and cinema. The cinema has been designed to the highest specification from both an audio and video perspective.

### Design

The kitchen and dressing room were designed and constructed by Smallbone.

### Security

The security system is integrated with the same single platform and consists of intruder alert, alarm, CCTV, door entry, security lighting and electrically operated curtains and blinds.

The CCTV system has 14 1080p cameras with night vision and gives complete coverage of the property, the cameras can be used to trigger alerts. As the alarm is integrated with Control4, email or text alerts can be sent and can contain images from the CCTV. The door entry has a station at the gate, which can be answered from the house on any of the touch screens, or from a mobile phone when the property is empty.

### Lighting

The lighting system consists of over 100 circuits which have been designed to show off the features of the house. From party modes with coloured stair treads and reception room coffers, the house can be adjusted to suit the mood, with subtle colour and warmth changing features.

### Heating

The heating system can be programmed and set from all of the touch screens and can be controlled away from the property. The house uses air-source heat pumps which are incredibly efficient.

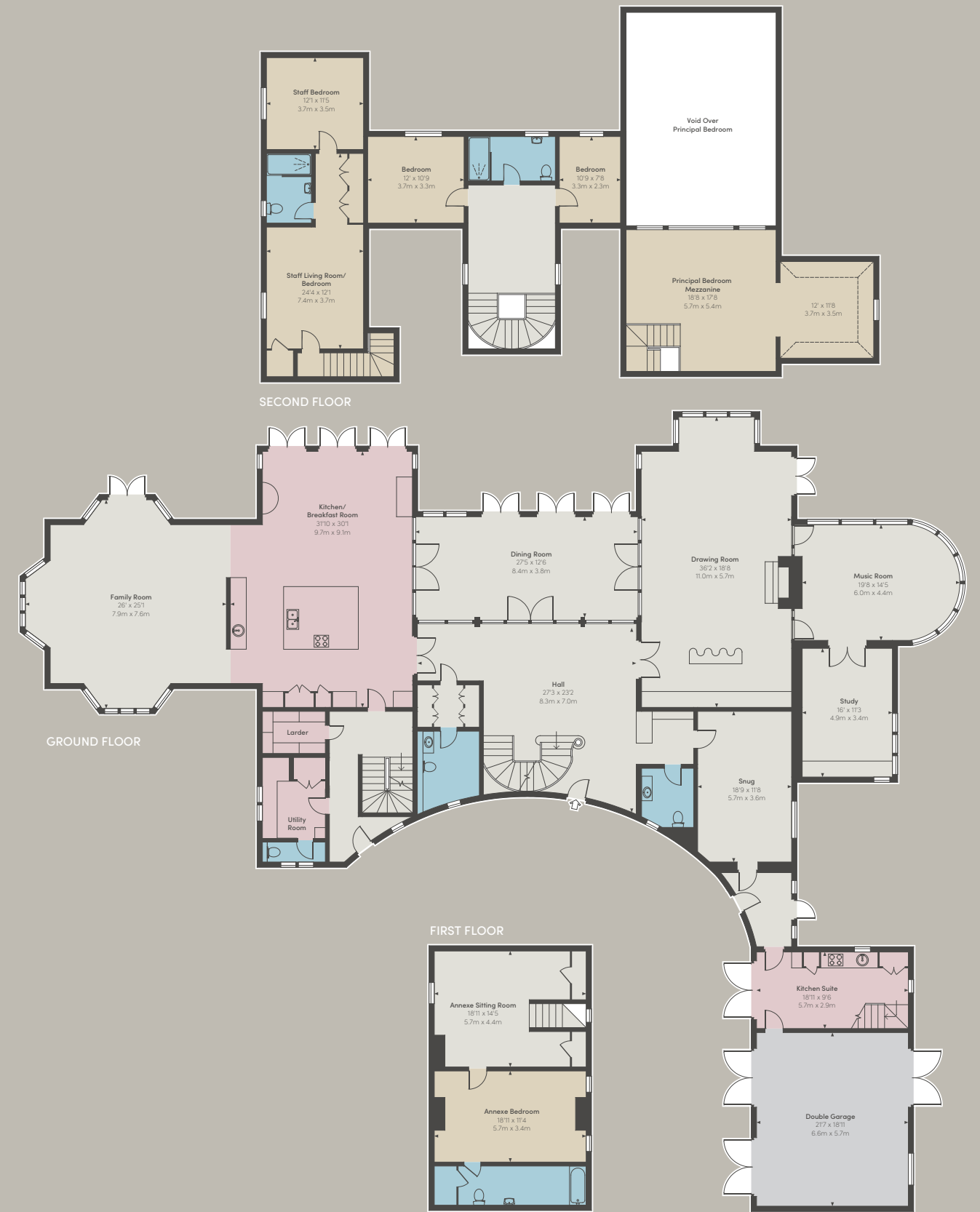
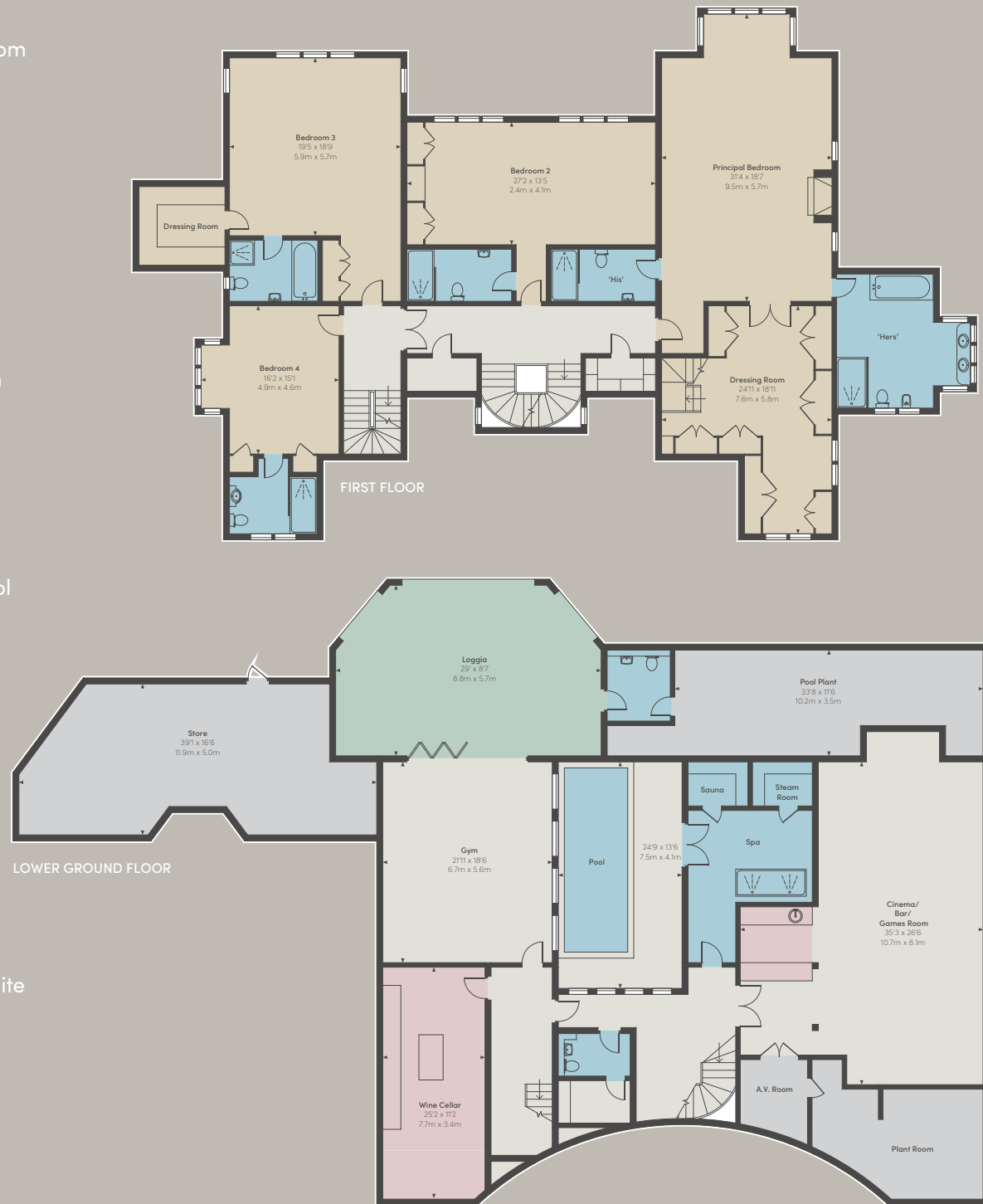




Approximate Gross  
Internal Area  
13,538 sq ft  
1,257.7 sq m



- Hall
- Kitchen/breakfast room
- Family room
- Dining room
- Drawing room
- Music room
- Study
- Snug
- Larder
- Utility room
- Three WCs
- Attached annexe / staff accommodation
- Kitchen
- Sitting room
- Bedroom
- Bathroom
- Cinema/Bar/ Games room
- Indoor swimming pool
- Spa
- Sauna
- Steam room
- Wine cellar
- Gym
- Gun room
- Plant room
- WC
- Loggia
- WC
- Pool plant
- Store room
- Principal bedroom suite with dressing room and two bathrooms
- Three further bedroom suites
- Three bedrooms
- Living room
- Two bathrooms
- Double garage
- Outdoor swimming pool
- Tennis court
- Savannah hut





# OBbard

**Hugh Obbard**

[hugh.obbard@obbard.co.uk](mailto:hugh.obbard@obbard.co.uk)

+44 (0)7774 981071

**Jonny Dyson**

[jonny.dyson@obbard.co.uk](mailto:jonny.dyson@obbard.co.uk)

+44 (0)7788 871000

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



**Jeremy Gee**

[jeremy.gee@beauchampestates.com](mailto:jeremy.gee@beauchampestates.com)

+44 (0) 20 7499 7722

**Paul Finch**

+44 (0) 20 7499 7722

+44 (0) 7785 725033

[paul@beauchampestates.com](mailto:paul@beauchampestates.com)

[beauchampestates.com](http://beauchampestates.com)

Important Notice: Obbard, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

01/04/25 OBBARD-250310-15-GG