



Church House, Stopham, Pulborough, West Sussex

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An exceptional Grade II listed country house with **stunning panoramic views** of the South Downs, situated in the heart of the National Park.

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### Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Playroom | Kitchen/breakfast room | Utility room | Cloakroom | Cellars

Principal bedroom suite | Guest bedroom suite | Four further bedrooms | Two family bathrooms

Stone barn | Cart shed with two stables and feed room | Wood store | Machinery store | Office | Garaging

Swimming pool | Tennis court | Manège

Gardens and grounds

In all approximately 2.6 acres

### Distances

Pulborough 1.5 miles (London Victoria from 80 minutes), Petworth 4 miles

Billingshurst 7 miles (London Victoria from 64 minutes), Chichester 16 miles, London 54 miles

(All distances and times are approximate)



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## Situation

Church House occupies a unique, extremely quiet, private and elevated position in the heart of the South Downs National Park between the villages of Fittleworth and Pulborough.

The nearby towns of Arundel, Petworth, Billingshurst and the village of Pulborough offer an extensive range of amenities including supermarkets, farm shops, doctors' surgeries, pharmacies, pubs, sporting facilities and direct train services to London Victoria and London Bridge in about 64 minutes. Petworth, about four miles west of the property, hosts the annual Petworth Festival which is nationally renowned and has an excellent cinema. The town offers a wonderful range of independent boutique shops and restaurants and is home to Petworth House & Park, the seat of the Egremont family.

By road the A281 provides access to Guildford and the A272 provides access to Petersfield, the A3 to the West and the A23 to the East giving access to Gatwick International airport (approximately 40 mins), the M25 and central London.

There is an excellent choice of schools in the area. Primary schools in the area include Fittleworth, Pulborough, Wisborough Green and Billingshurst. Preparatory schools include Dorset House at Bury, Windlesham House at Washington and Westbourne House at Chichester. Senior schools include Bedales at Petersfield, Seaford College, south of Petworth, Charterhouse, Cranleigh and Lancing College. There are two Ofsted Outstanding-rated State secondary schools; The Weald at Billingshurst, and Midhurst Rother College in nearby Midhurst.

The area is nature-rich and renowned for its walking and riding. For the sporting enthusiast there is racing at Goodwood, polo at Cowdray Park, golf at Pulborough, Cowdray and Goodwood and sailing in Chichester Harbour. There are excellent swimming beaches on the coast including West Wittering and dog-friendly Climping Beach and the River Arun at Pulborough for kayaking, paddle-boarding and canoeing.







## The property

Church House is a stunning example of a property all too rare in prime West Sussex. The original part of the house is believed to be Georgian, with later Victorian additions. As one might expect from a property of this era, Church House is blessed with excellent ceiling heights throughout, and the large sash windows allow the house to be flooded with natural light throughout the day. A quintessential country house, Church House features a large, galleried hallway, well-proportioned principal rooms and many original period features.

The principal rooms of the property face south and offer wonderful far-reaching views towards the south downs, over the vineyards of the Stopham Estate.













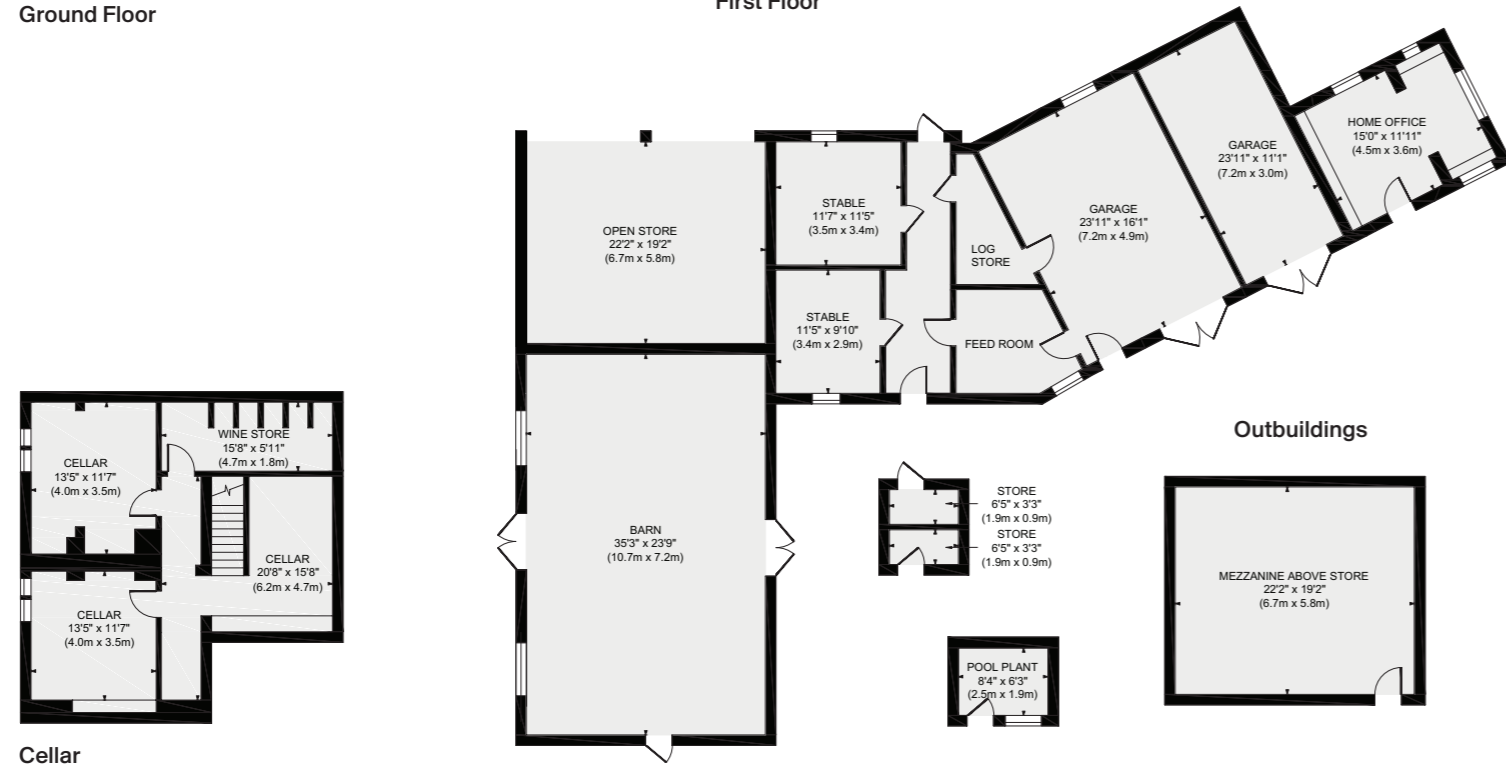
Approximate Gross Internal Floor Area  
 Main House 453.50 sq.m/4881 sq.ft  
 Outbuildings 287.77 sq.m/3098 sq.ft  
 Total 741.27 sq.m/7979 sq.ft

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.



Ground Floor

First Floor



Cellar

Outbuildings



## Gardens and grounds

Church House is approached via a gravel drive to a parking area in front of the house. This drive then continues to the side of the house to the rear where the barn, stables, outbuildings, swimming pool, tennis court and manège are located. The immediate gardens and grounds are mainly laid to lawn with some mature shrub borders and hedging with climbing roses and wisteria on three sides of the house, and the elevated position ensures that the property benefits from stunning views in all directions.

A beautiful building, the old stone barn with adjoining stable building and cart shed is a real asset to the property. Currently used for entertaining in the summer and storage, this building would lend itself particularly well to conversion into a guest cottage or equally a gym, home office or studio, to suit the needs of the incoming purchaser.

## Services

We are advised by our clients that the property has mains water, electricity and gas-fired central heating, together with private drainage.







## Directions

Postcode: RH20 1EG

What3Words: braved.dollars.shielding

## Viewings

All viewings are strictly by prior appointment with Knight Frank.

## Fixtures and fittings

Only those mentioned in these sales particulars and all fitted carpets and light fittings are included in the sale. All other items are specifically excluded but may be made available by separate negotiation.

## Property information

Tenure: Freehold

Local Authority: Chichester District Council  
and South Downs National Park Authority

Council Tax: Band H

EPC Rating: E



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 April 2024. Photographs and videos dated xxxxxxxxxx 20xx.

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