

Westland Farm, Fox Hill, Petworth, West Sussex





A Grade II listed West Sussex farmhouse set off a **private lane** in the heart of the Leconfield Estate in the South Downs National Park.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Bar | Kitchen/breakfast room | Garden room | Study | Utility room | Cellar | Store room

Principal bedroom with en suite | Two further bedroom suites

The Forge: Bedroom/living room | Kitchen/sitting room | Shower room

The Cart Shed: Boot room | Kitchen/living room | Two bedroom suites

The Granary: Bedroom/living room/kitchen | Bathroom

Several further outbuildings including a home office

Gardens and grounds in all about 1.73 acres

Distances

Petworth 2 miles, Kirdford 5 miles, Billingshurst 7.5 miles (London Victoria 70 minutes)

Haslemere 11.5 miles (London Waterloo 56 minutes), Chichester 16 miles, Guildford 20 miles, London 52 miles

(All distances and times are approximate)



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Westland Farm

The oldest part of Westland Farm is believed to date from the 15th century and the property is located in the heart of the Leconfield estate surrounded by rolling countryside. The house is immaculately presented and benefits from an extension to the rear off the kitchen providing an exceptional entertaining space with access via bi-fold doors to the gardens beyond. The main house offers three large bedroom suites upstairs and four reception rooms downstairs as well as a large kitchen/breakfast room.





Main House

Approximate Gross Internal Floor Area
Main House: 4493 Sq.Ft / 417.40 Sq.M
Office: 236 Sq.Ft / 21.89 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.





Gardens and grounds

Externally there are three outbuildings which have been used as living accommodation in the past. The Forge is set up for ancillary accommodation with an open plan bedroom/kitchen/living room and shower room.

The Granary is a separate building designed as a bedroom suite with a lovely view overlooking the front of Westland Farm.

The Cart Shed is a sizeable building with two storeys, currently configured to give two bedrooms en suite as well as a generous kitchen/living room and boot room.

There is post and rail fencing around the boundary of Westland Farm to ensure the views across the well-maintained estate beyond are enjoyed. The gardens are mainly laid to lawn with mature shrubs and borders, with a sizeable Koi fish pond to the rear of the garden.



Outbuildings

Approximate Gross Internal Floor Area

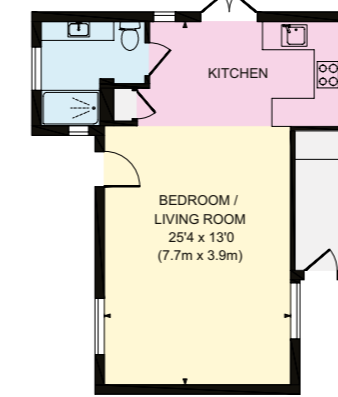
The Cart Shed 341 Sq.Ft / 93.68 Sq.M

The Granary 341 Sq.Ft / 31.67 Sq.M

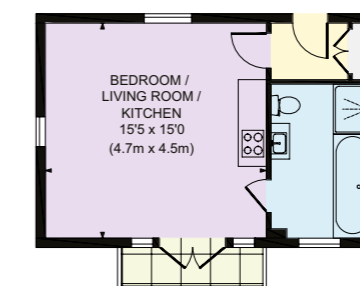
The Forge 424 Sq.Ft / 39.40 Sq.M

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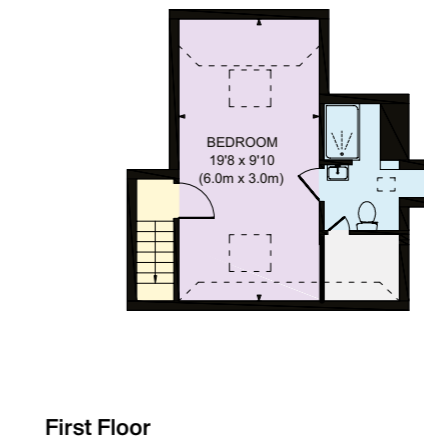
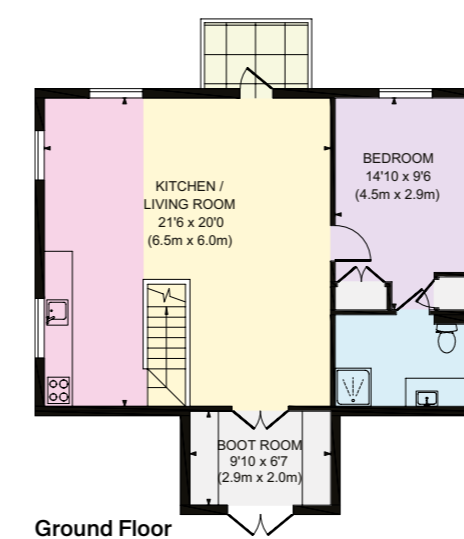
The Forge



The Granary



The Cart Shed





Services

Mains electricity and water. Private drainage. Oil-fired central heating.

Directions

Postcode: GU28 9NU

What3Words: thrusters.currently.spirit

Property information

Tenure: Freehold

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

Council Tax: Band H

EPC Rating: F



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 May 2024. Photographs and videos dated May 2024.

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