



Trofts, Byworth, Petworth, West Sussex





An unmodernised Grade II listed country house in an **outstanding setting** within the South Downs.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Billiard room | Garden room | Study | Kitchen/breakfast/dining room | Utility room | Cloakroom/WC

Principal bedroom en suite | Four further bedrooms en suite | Dressing room | Family bathroom

Annexe: Sitting room | Kitchen | Bedroom | Bathroom

Cellars

Swimming pool | Pool house | Unmodernised tennis court

Car barn: Double bay | Store | Disused gardeners WC

Three stables | Chicken shed

Sun terraces | Formal gardens | Paddocks

In all approximately 6.15 acres

Distances

Petworth 1.4 miles, Pulborough 4 miles (London Bridge 75 minutes, London Victoria 70 minutes), Midhurst 8 miles

Haslemere 12 miles (London Waterloo 56 minutes), Chichester 15 miles, Gatwick Airport 28 miles, Heathrow Airport 44 miles, London 54 miles

(All distances and times are approximate)



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Situation

Accessible through electric wooden gates, Trofts lies on the edge of the delightful village of Byworth, just to the east of the historic market town of Petworth and within the South Downs National Park. Byworth village is home to two public houses, The Black Horse and The Well Diggers Arms. Petworth hosts the annual Petworth Festival, which is nationally renowned. The town offers a wonderful range of independent boutique shops and restaurants and is home to Petworth House & Park. Further shopping facilities can be found in the nearby towns of Midhurst, Pulborough, Haslemere or the cathedral city of Chichester.

For the commuter, access to the A3 can be gained at Milford (approximately 13 miles) while the railway stations at Pulborough and Haslemere provide rail services to both London Victoria and Waterloo respectively.

There are excellent sporting and recreational facilities in the area, including golf at Pulborough and West Chiltington and polo at Cowdray Park, home to the annual Gold Cup. Racing can be enjoyed at Brighton, Fontwell and Goodwood, with Goodwood also home to flying and motor-racing clubs as well as the globally famous annual Festival of Speed. The area also provides many miles of walks and rides over the adjoining countryside.

There is an excellent choice of schools in the area. Primary schools include Wisborough Green and Billingshurst. Preparatory schools include Dorset House at Bury, Windlesham House at Washington and Great Ballard at Eartham, Chichester. Senior schools include Bedales at Petersfield, Seaford College, 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 property

A stunning Grade II listed link-attached country house originally believed to date from the 18th century, Trofts presents as an exciting prospect to an incoming purchaser.





The house boasts a wealth of period features including working fireplaces, wood panelling and large sash windows and an abundance of well-proportioned reception rooms. Of particular note is the wonderful drawing room which is light and bright with a west-facing aspect, benefiting from large windows and French doors leading directly onto the terrace. The kitchen/breakfast/dining room is also well-proportioned, with tall ceilings and a working fire, as well as an AGA; perfect for accommodating a large family or entertaining. Further reception rooms include a south-facing sitting room, billiard/games room, garden room with bi-folding doors onto the rear terrace, and a study.

To the first floor are five bedrooms (excluding the annexe), four of which are en suite, there is a family bathroom and two dressing rooms. The principal bedroom is a substantial space, benefiting from built-in wardrobes, an accessible balcony and large bathroom en suite. Each bedroom is well-proportioned and appointed and enjoys its own attractive vista, particularly those facing the gardens and views beyond.

The annexe is located within the main house, though has its own access via an internal courtyard. It is well-appointed with a kitchen on the ground floor, and the living room, bedroom and bathroom to the first floor.





Gardens and grounds

A particular highlight to the property, Trofts sits in just over six acres of well-maintained, formal gardens, and paddocks. Upon entering the property, there is a generous stone and brick parking area, with a barn (constructed we believe in 1888) comprising two twin parking bays, a store and disused gardener's WC. The formal gardens immediately to the rear are beautiful, featuring a large flat lawn with an ornately fenced pond with a fountain at its heart, and bounded by a mature border, trees and hedging. The substantial York stone terrace which bounds the western side of the property offers plentiful space for entertaining outdoors during the summer months, and a pergola offers shade with a wisteria draped elegantly across the façade. Surrounding plants and trees here include yew, acer, and camelia. Lying to the south are further formal gardens with a swimming pool, pool house and tennis court (in need of renovation) added under the most recent ownership. At the southern-most end of the property is a small paddock with a block of three stables, and a small half brick and timber building, formerly a chicken shed. Beyond this, is a square grassed area with a pond and access to the large paddock beyond.



Services

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

Agents Note

Due to the nature of the sale, our clients have limited knowledge of the property and the exact nature of the services.

Viewings

All viewings are strictly by prior appointment with Knight Frank the sole selling agent.

Directions

Postcode: GU28 0HN

What3Words: keys.relished.minute

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: South Downs National Park: 01730 814810

Chichester District Council: 01243 785 166

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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Approximate Gross Internal Floor Area

Main House 6,406 sq. ft / 595.11 sq. m

Outbuildings 1126 sq. ft / 104.6 sq. m

Garage 824 sq. ft / 76.52 sq. m

Total 8356 sq. ft / 776.23 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.



