

Hawkhurst House, Hawkhurst Court, West Sussex





An imposing wing of a **significant country house** in a private rural setting near Petworth

Summary of accommodation

- Entrance hall | Drawing room | Orangery | Study | Kitchen/breakfast room | Utility room | Boot room | WC
- Principal bedroom with en suite bathroom and dressing room | Guest bedroom suite | Further bedroom | Boiler room/drying cupboard
- Two further bedrooms | Sitting room/games room | Family bathroom | Store
- Cellar
- Swimming pool | Pool House | Formal lawn and terracing | Mature parkscape beyond
- Two utility sheds | Two tractor sheds | Gardeners WC

In all about 7.5 acres

Distances

Wisborough Green 3 miles, Petworth 4.5 miles, Billingshurst 6 miles (London Victoria 64 minutes), Pulborough 6.5 miles
Haslemere 14 miles (London Waterloo 56 minutes), Chichester 19 miles, Guildford 20 miles, London 56 miles
(All distances and times are approximate)



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Situation

Hawkhurst House sits within Hawkhurst Court, a 30-acre private Estate bordering on to 170 hectares of wild, ancient woodland offering a uniquely peaceful setting. Located between the village of Wisborough Green and the historic market town of Petworth, the property is both close to amenities yet wonderfully rural and private. Nearby Wisborough Green is the quintessential English village with cricket played on the green, a well-stocked village store and post office, Church, public house and highly regarded primary school and nursery.

The towns of Petworth, Billingshurst and Pulborough offer an extensive range of services including supermarkets, farm shops, doctors' surgeries, pharmacies, pubs, sporting facilities and direct train services to London Victoria and London Bridge. Petworth, about five miles east of the property, a centre for antiques also boasts a wonderful range of independent shops including boutiques, a wine merchant and top restaurants. It hosts the annual, world-class Petworth Arts Festival in the summer and is also home to Petworth House and its Park, designed by Capability Brown, outstanding for walks year-round.

Highly regarded pubs within a few minutes drive from the property are The Half Moon at Kirdford with two AA stars, The Welldiggers Arms at Low Heath (also a 45-minute woodland walk away) and The Horseguards at Tillington.

By road, the A281 provides quick access to Guildford and the A272 to Petersfield, whilst the A3 connects to the West or London. Gatwick International Airport is 40 minutes away, and Brighton 50 minutes.

There is an excellent choice of schools in the area. Primary schools are located in Wisborough Green and Billingshurst. Preparatory schools include Dorset House at Bury, Windlesham House at Washington and Great Ballard at Earham, Chichester. Senior schools include Bedales School, Charterhouse, Seaford College, Cranleigh, Guildford High School, St Catherine's Bramley and Lancing College. There are two Ofsted Outstanding-rated State secondary schools; The Weald at Billingshurst and Midhurst Rother College in nearby Midhurst.



Within the South Downs National Park, the area is renowned for its walking and riding. The house has outstanding views over the Mens Nature Reserve, ancient woodland, designated as an area of Special Scientific Interest maintained by Sussex Wildlife Trust. Directly accessible from the property, a myriad of footpaths and bridleways interlace the surrounding countryside. For the sporting enthusiast, there is racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Cowdray and Goodwood and sailing at Bosham and Chichester Harbour. There are excellent swimming beaches nearby including dog-friendly Climping Beach (25 mins), (kite) surfing at West Wittering and kayaking, paddle-boarding and canoeing on the River Arun at Pulborough.

The property

Hawkhurst House is a substantial and well-appointed family home, much enhanced by our clients. Despite its long history (records of a dwelling on this site date back to the 12th Century), the house is unlisted and therefore unconstrained in this regard. The light-filled house benefits from beautifully proportioned rooms throughout, all with wonderful aspects over the surrounding grounds and countryside. The reception rooms are particularly appealing, with ceiling heights of around 3.5m and large windows.



The drawing room is elegantly proportioned with an open fire at its heart and a large bay window, within which our clients have created an attractive window seat. The kitchen has a four-oven AGA, an island and a breakfast area, bounded on its south side with cabinetry and shelving. The wonderful 30ft orangery is a dining and sitting room, and its floor-to-ceiling windows provide arresting views and allow light to pour in throughout the day. Four sets of double doors can be opened to access the terrace and gardens beyond and underfloor heating, automatic sky lights and remote-controlled blinds make for an outstanding entertaining space all year round.

The expansive terrace off the orangery, replaced and extended in 2017, was laid with reclaimed York stone and deliberately designed to comfortably fit a large outdoor dining table, barbecue and lounge-style seating area.

On the first and second floors are five bedrooms. The two largest bedrooms are on the first floor, featuring 3m ceiling heights and both with en suite bathrooms. The bedroom to the east side also has a walk-in wardrobe. All the bedrooms, except one, have built-in wardrobes. As well as the two bedrooms and family bathroom on the second floor is a large sitting/games room running the majority of the southerly aspect of the house, including a built-in cupboard for a table tennis table.



Approximate Gross Internal Floor Area
Main House = 5375 sq. ft / 499.31 sq. m
Outbuildings = 621 sq. ft / 57.70 sq. m
Total = 5996 sq. ft / 557.01 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.

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





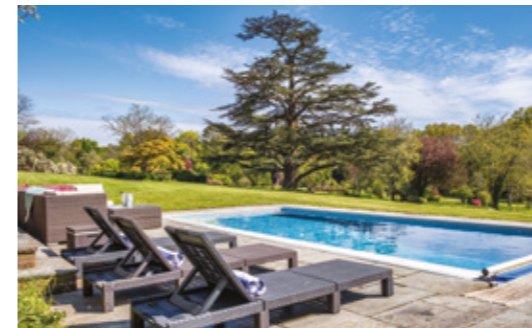
Gardens and grounds

A particular highlight of the property are its 7 acres of parkscape, which drop gently away from the house to the South offering magnificent views over the woodland and the South Downs in the distance and feature a heated swimming pool and pool house, a Victorian rose walk, a pond and paddock. The meticulously designed and carefully curated grounds contain rare shrubs and a fine collection of rhododendron and azaleas, as well as wisteria and hydrangea amongst the acers, Scots pines and ancient cedars.

There are also four discreetly positioned, recently built outbuildings (some with electricity) of varying size, a WC for gardeners and a double log store.

Services

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



Directions

Postcode: RH14 0HS

What3Words: mooring.roosts.dragonfly

Viewings

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

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 Authority and Chichester District Council.

Council Tax: Band F

EPC Rating: F



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