



East Wing, Lodsworth House  
Lodsworth, Nr Petworth, West Sussex

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Located in the most stunning, **elevated private setting**, the East Wing of Lodsworth House is a magnificent country home on the edge of the highly sought-after village of Lodsworth with spectacular views across to the South Downs offering one of the most beautiful and highly desirable residences in West Sussex.

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### Summary of accommodation

Magnificent drawing room | Family/dining room | Kitchen/breakfast room | Orangery | Utility room | Cloakroom | Larder and comms room

Principal bedroom with en suite bathroom | Four further bedrooms | Two further bathrooms

Extensive cellars for storage and wine

Stunning gardens within a parkland setting with mature shrubs and trees | Private and tranquil rural setting with far reaching views across to the South Downs | Stable block and outbuildings | Use of tennis court and swimming pool

Formal gardens and paddocks

**In all about 5.25 acres**

### Distances

Petworth 4 miles, Midhurst 4 miles, Haslemere 11 miles (London Waterloo 56 minutes), Petersfield, 14 miles, Chichester 16 miles  
Guildford, 22 miles, London 51 miles (All distances and times are approximate)



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## The property

Lodsworth House, was built between 1837 and 1839 by Hasler Hollist who commissioned the well-known country house architect Edward Blore to construct this magnificent house on a ridge close to the heart of Lodsworth, with its gardens facing south across to the rolling hills of the South Downs.

Listed Grade II, the house is positioned at the end of a stunning tree lined driveway situated within extensive gardens and parkland laid out in the mid-19th century containing many fine examples of mature shrubs and trees from the period.

The house has many outstanding architectural features and is a fine example of the achievements of Edward Blore who is also well known for his work on public buildings such as Buckingham Palace, Lambeth Palace, and Government House in Sydney.

Indicative of its evolution over time, the house and gardens form an important component of the popular village of Lodsworth whilst its unique architecture allows the East Wing to benefit from both the splendour of the building and its own privacy.

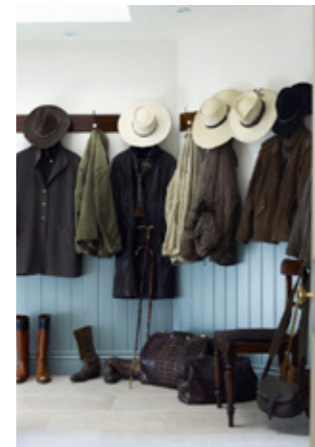


The owners have gone to extraordinary lengths to refurbish this elegant wing of the property, one of the finest houses in the area with the most impressive external elevations.

Excluding the cellars, the accommodation boasts over 4200 sq ft of living space with room sizes and ceiling heights rarely found in West Sussex. The attention to detail in fitting out the property is exceptional providing a fine period home with modern comforts throughout.

There are many outstanding features including a magnificent drawing room with high ceilings and far-reaching views which opens into the stunning Orangery overlooking the garden. The kitchen/breakfast room have been designed with simple lines and for ease of use open into the dining/family room.





The first floor includes a superb principal bedroom adjoining a quite striking marble en suite bath and shower room. There are two further large bedrooms with far reaching views adjoining another beautifully designed bath and shower room on this floor. The second floor offers a self-contained space with two more well sized bedrooms, a walk in closet, a bath and shower room.



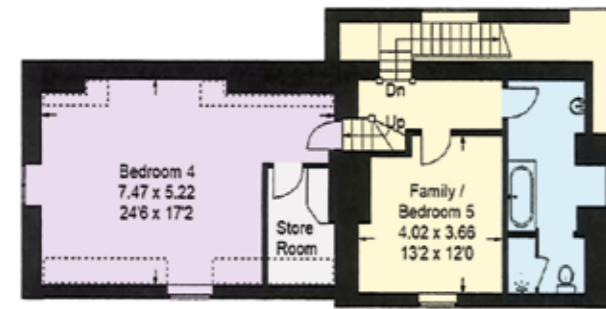
**Approximate Gross Internal Floor Area**

East Wing = 397 sq m / 4273 sq ft

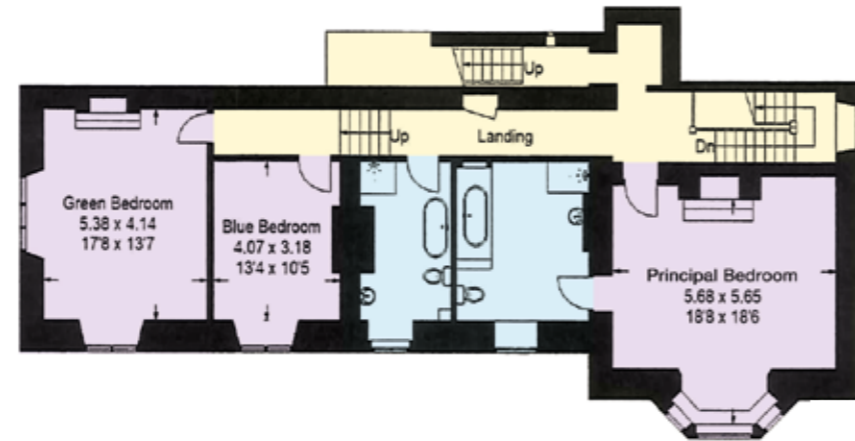
East Wing Cellar= 146 sq m / 1571 sq ft

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.

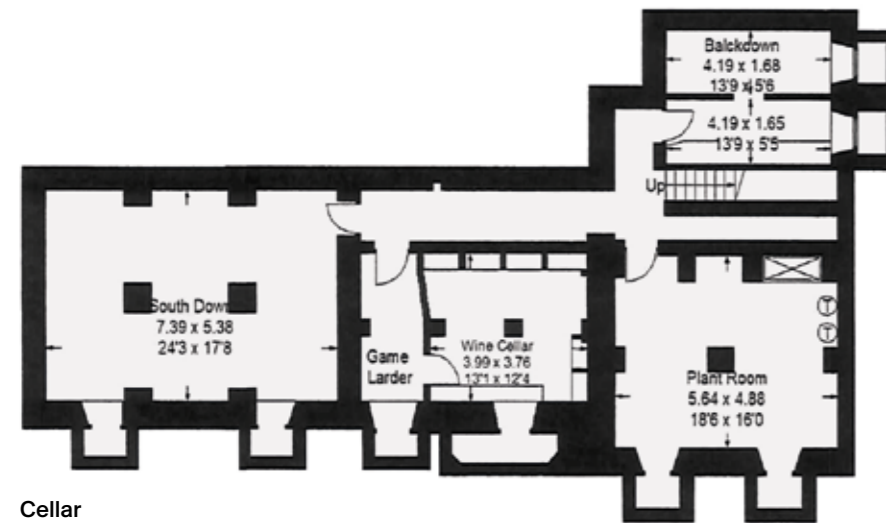
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



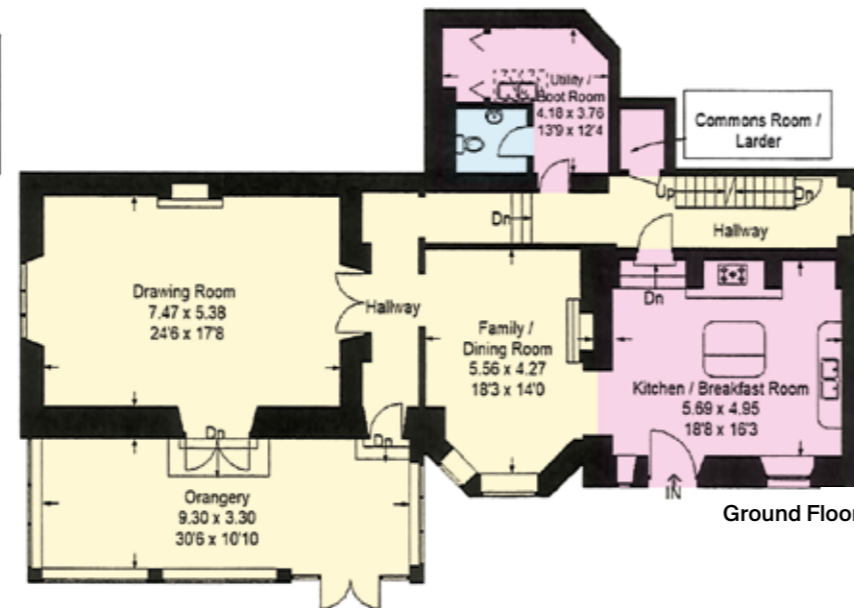
Second Floor



First Floor



Cellar



Ground Floor

The property provides a further 1500 sq ft of arched cellars offering a variety of opportunities from games room and gym to storage. There is also a magnificent self-contained wine cellar with original stone storage bins and slate shelving.

The modern features include a hard-wired network connecting the whole house and under floor heating throughout the bathrooms, kitchen, boot room and the Orangerie.

The property is approached over its own private entrance drive which leads through a wooded area to the East Wing. The gardens offer privacy and seclusion, as well as having the most spectacular views over the neighbouring Sussex countryside and the South Downs beyond.

**Local amenities**

Lodsworth has a thriving community with its own pub The Hollist Arms (named after the first owner of the house Hasler Hollist), the Lodsworth Larder selling local produce, St Peters Church and an annual village fete held in May.

The nearby towns of Midhurst and Petworth offer a wide range of local shops and services, whilst more extensive and recreational facilities can be found in Petersfield, Chichester, and Guildford. There is good access to London and the south coast via the A3, which links to the M25 and national motorway network. A regular, fast South West Trains service runs from Haslemere to London Waterloo taking approximately 55 minutes. Gatwick and Heathrow airports are within striking distance and are approximately 35 miles and 48 miles away respectively.

The area offers a wide range of leading prep schools including Highfield at Liphook, Windlesham House at Storrington, Westbourne House at Chichester and St Edmunds in Hindhead. Leading senior schools are also well represented including Bedales and Churcher's in Petersfield, Seaford College in Petworth and Charterhouse in Godalming.



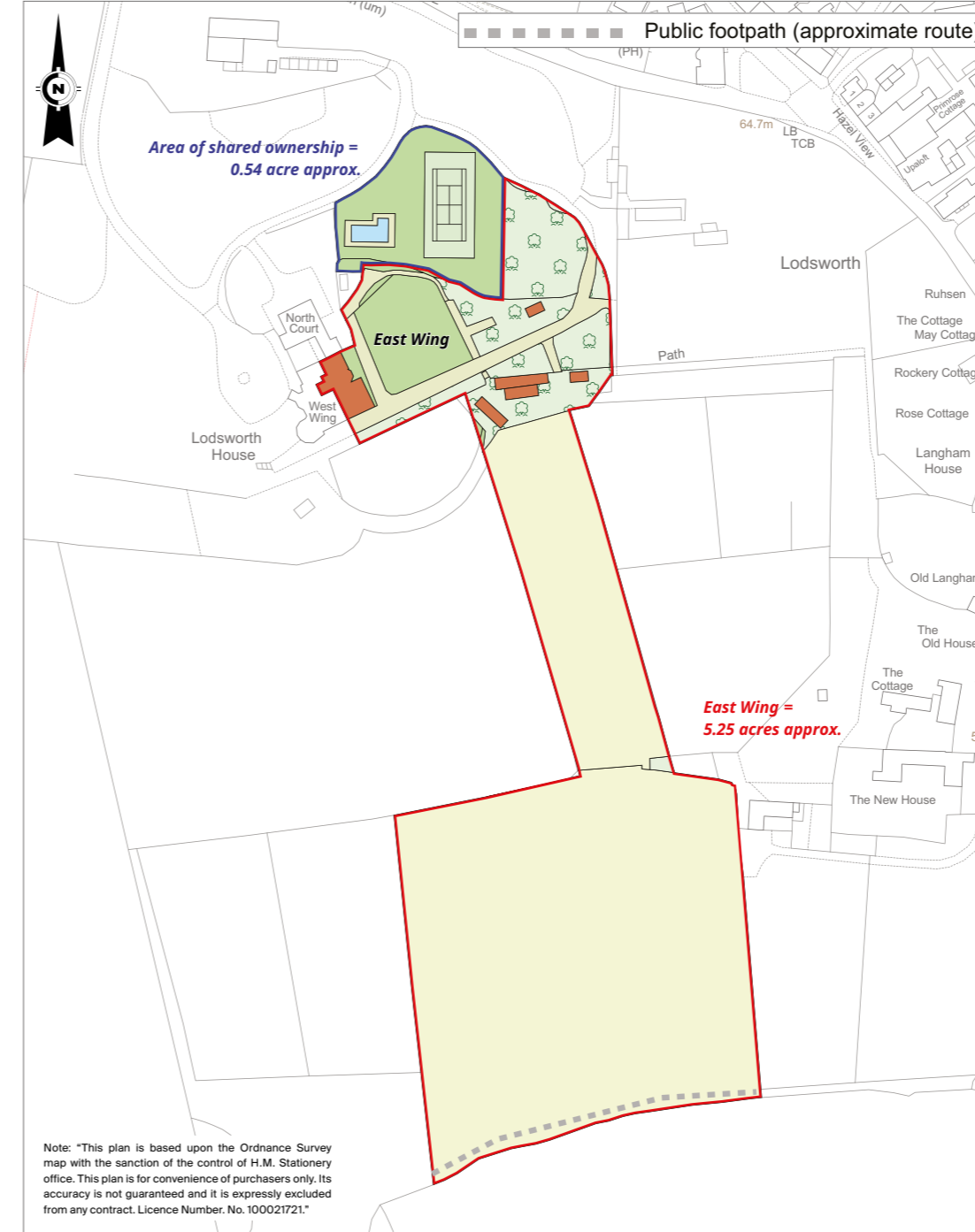


There are also a number of world class recreational sporting facilities within the immediate area including Polo at Cowdray Park less than two miles away (previous residents of Lodsworth House have won seven Gold Cup British Championships between them), horse racing and classic car motor racing at Goodwood less than eight miles away and sailing out of Chichester Harbour less than 20 miles away.

There are also many fine golf courses in the immediate area including Cowdray Park in Midhurst, The Park Course and The Downs Course at Goodwood, and the West Sussex Golf Club near Pulborough.

Festivals thrive throughout the area all year-round from art, music and literary festivals in Petworth, the tulip festival, art trails and open studios in Arundel, theatre in Chichester to the Chilli Fiesta at West Dean Gardens, to name just a few.

Directly from the front gates of the house there is a wide range of good riding options within the designated areas of the South Downs National Park.



## Directions

Postcode: GU28 9BY

What3Words: repay.wedge.situation

## Property information

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band H

EPC Rating: E



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