

The Orchards, Bedham, Fittleworth, West Sussex





A beautiful Grade II listed cottage with a swimming pool in an **exquisite position** within the hamlet of Bedham.

Summary of accommodation

Entrance hall | Sitting/dining room | Snug | Kitchen/breakfast room | Bathroom

Principal bedroom with WC and sink | Two further bedrooms

The Barn: Games room | Bathroom | Laundry room

Car barn: Two open days | One closed | First floor storage

Swimming pool | Two ponds | Gardens and grounds

In about 1.56 acres

Distances

Wisborough Green 4 miles, Petworth 4 miles, Pulborough 7 miles, Billingshurst 8 miles (London Victoria 64 minutes)

Haslemere 14 miles (London Waterloo 56 minutes), Chichester 19 miles, Guildford 22 miles, London 51 miles

(All distances and times are approximate)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Aelish Paterson
01428 770560
aelish.paterson@knightfrank.com

Situation

The Orchards is located in a bucolic, private location within the hamlet of Bedham between the historic market town of Petworth and the quintessential village of Wisborough Green. Petworth, about five miles east of the property, a centre for antiques also boasts a wonderful range of independent shops including boutique clothes shops, a wine merchant as well as top restaurants. It hosts the annual, world-class Petworth Arts Festival in the summer. It is also home to Petworth House and its Park, designed by Capability Brown, outstanding for walks year-round. The latter has a well-stocked village store and post office, with cricket played on the green, church, public house and highly regarded primary school and nursery. The larger towns of Billingshurst and Pulborough offer an extensive range of services including supermarkets, farm shops, doctors' surgeries, pharmacies, pubs, sporting facilities and offer direct train services to London Victoria.

Well-regarded pubs in the area are The Three Crowns at Wisborough Green, the Half Moon at Kirdford, The Well-diggers Arms at Low Heath, 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 Eartham, Chichester. Senior schools include Bedales School, Charterhouse, Seaford College, Cranleigh, 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 renowned for its walking and riding. 'The Mens' Nature Reserve, is a notable area locally for walks and rides which comprises ancient woodland, and is designated as an area of Special Scientific Interest maintained by Sussex Wildlife Trust.

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/wind surfing at West Wittering and kayaking, paddle-boarding and canoeing on the River Arun at Pulborough.

The property

Believed to date from the 1600s, The Orchards has been meticulously maintained and enhanced by our client to a very high standard during their ownership. Several rounds of upgrading and maintenance have been undertaken, sympathetic to the history of the house. Works such as a small kitchen extension, allowing for the creation of a banquette seating area, installing a bespoke and hand-crafted kitchen with built-in appliances and pantry, adding underfloor heating throughout the ground floor bar the kitchen (so as not to disrupt its original brick flooring), a new drainage system in 2018, and comprehensive re-wiring scheme amongst further works.





The Orchards is a stunning, quintessential Sussex cottage with good ceiling heights throughout, and a wealth of original period features which include a large inglenook fireplace, oak floors and leaded light windows, all under a clay tile, part-catslide roof. The sitting/dining room is a very much the heart of the home, with a large dining area complete with a smaller raised fireplace – an idea conceived by our clients to enhance the draw from the existing chimney – these rooms also benefit from wonderful views of the front garden, the southerly end of the room is the broad yet comfortable and cosy living area at the end of fire and tucked behind is a separate snug with built-in library and sisal carpets underfoot. Further to the ground floor are the kitchen/breakfast room, and bathroom. To the first floor are three double bedrooms, again all with good ceiling heights. The principal bedroom has a WC and sink en suite, and attractive fireplace.

Gardens and grounds

The grounds of The Orchards are a perfect accompaniment to such a charming cottage. Beautifully maintained, whilst balancing the abundance of flora and fauna, they capture the true essence of a cottage garden. The stunning front and side garden designed by landscape architect and garden designer Tom Stuart-Smith OBE (multiple Chelsea Gold Medal winner) add an extra dimension the offering, with the gardens to the rear being mainly laid to lawn and feature a swimming pool, two ponds, a wild flower meadow and plentiful trees which include ten apples (cooking and eating), quinces, Cornelian cherry, plum, saucer magnolia, Japanese maple, oaks, and Chinese witch hazel.

Further to the outside are 'The Barn' with games room and bathroom therein together with a separately accessible utility room, a car barn which features two open bays, one closed, with boarded loft space above the former.

Services

We are advised by our clients that the property has mains water and electricity, private drainage, LPG gas-fired central heating, and an air-source heat pump for the swimming pool.



Directions

Postcode: RH20 1JR

What3Words: [relegate.brew.quote](https://www.what3words.com/relegate.brew.quote)

Viewings

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

Fixtures and fittings

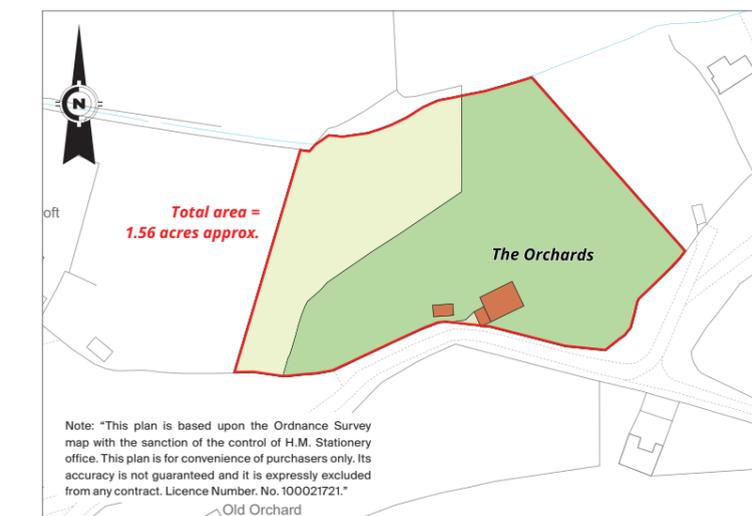
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

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

Council Tax: Band G



Approximate Gross Internal Floor Area

Main House 1240 sq. ft / 115.20 sq. m

Garage / Carport (Inc Store Above) 959 sq. ft / 89.1 sq. m

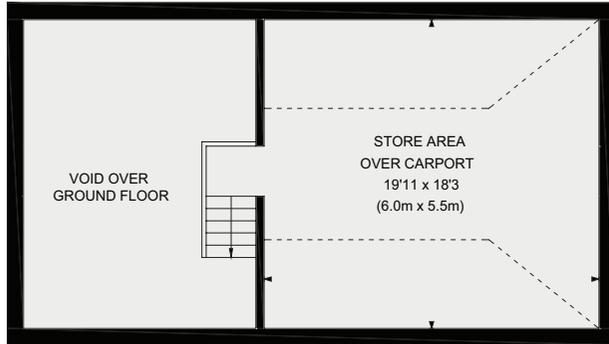
Outbuilding 81 sq. ft / 7.56 sq. m

The Barn 209 sq. ft / 19.43 sq. m

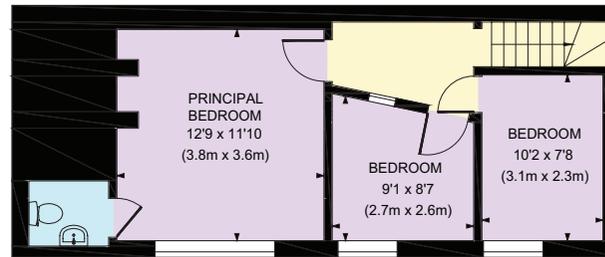
Total 2489 sq. ft / 231.2 sq. m

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.

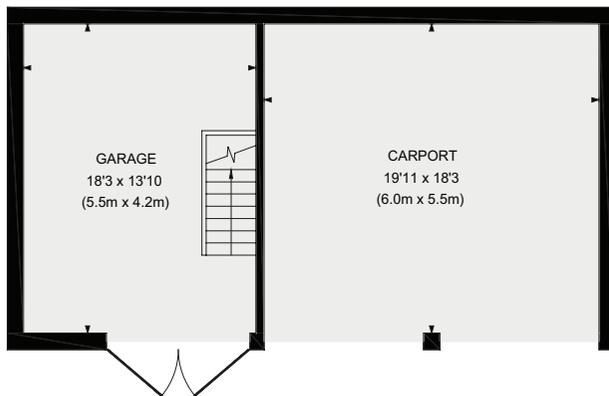
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



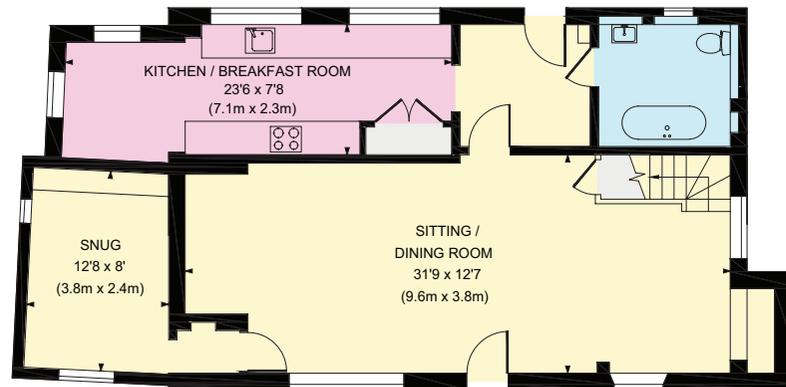
Garage First Floor



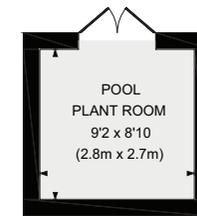
First Floor



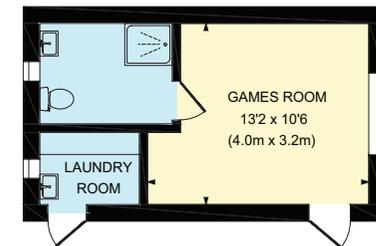
Garage Ground Floor



Ground Floor



Outbuilding



The Barn



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2024. Photographs and videos dated xxxxxxxxxxxx 20xx.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com