



Garden House, Coates, Fittleworth, West Sussex





A **substantial country house** occupying a prime, elevated position in about 13 acres in the heart of the South Downs.

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Orangery | Sitting room | Kitchen/breakfast room | Study | Utility room
Boot room | Cellar | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Detached double garage | Outbuildings | Formal lawns | Sun terraces | Grade II listed walled garden

Woodland | Swimming pool

Gardens and grounds

In all about 4.42 acres

(A further parcel of pasture and woodland of about 9.42 acres may be available by separate negotiation)

Distances

Fittleworth 1.5 miles, Pulborough 4 miles (London Victoria from 68 minutes), Petworth 4.5 miles, Wisborough Green 8 miles

Haslemere 15 miles (London Waterloo from 52 minutes), Chichester 17 miles

(All distances and times are approximate)



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Situation

Garden House is set in an outstanding position within the South Downs National Park, just south of the village of Fittleworth. The village has a shop, pub and church as well as an excellent primary school. Also nearby are the villages of Wisborough Green and the beautiful, historic market town of Petworth.

Petworth, Billingshurst and Pulborough offer an extensive range of amenities including supermarkets, farm shops, doctors' surgeries, pharmacies, pubs, sporting facilities and direct train services to London Victoria and London Bridge (approx. 68 minutes). Petworth, five miles east of the property, 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 and Park, the seat of the Egremont family.

By road the A281 provides access to Guildford and the A272 provides access to Petersfield, the A3 to the West and the A23 to the East giving access to Gatwick International Airport (approximately 40 mins), the M25 and central London.



There is an excellent choice of schools in the area. Primary schools include Fittleworth, 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, south of Petworth, 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 area is nature-rich and renowned for its walking and riding. For the sporting enthusiast there is racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Cowdray and Goodwood and sailing at Chichester Harbour. There are excellent swimming beaches nearby including dog-friendly Climping Beach (25 mins) and the River Arun at Pulborough for kayaking, paddle-boarding and canoeing.

The Property

Garden House was built in the early 1800s to serve as the gardener's house to nearby Coates Castle which was built at the same time. The property has been significantly extended, as well as fully refurbished and modernised by the current owners giving us the substantial country house we see today.



The property benefits from a wonderful through-flow of accommodation to the ground floor, including a generous drawing room with a wood-burning stove as well as a dining room and beautiful conservatory, which has been fully refurbished and improved with the replacement of the old glass roof with a modern zinc roof with glazed apex, which together with the addition of underfloor heating, makes this a usable space all year round.





The Bothy

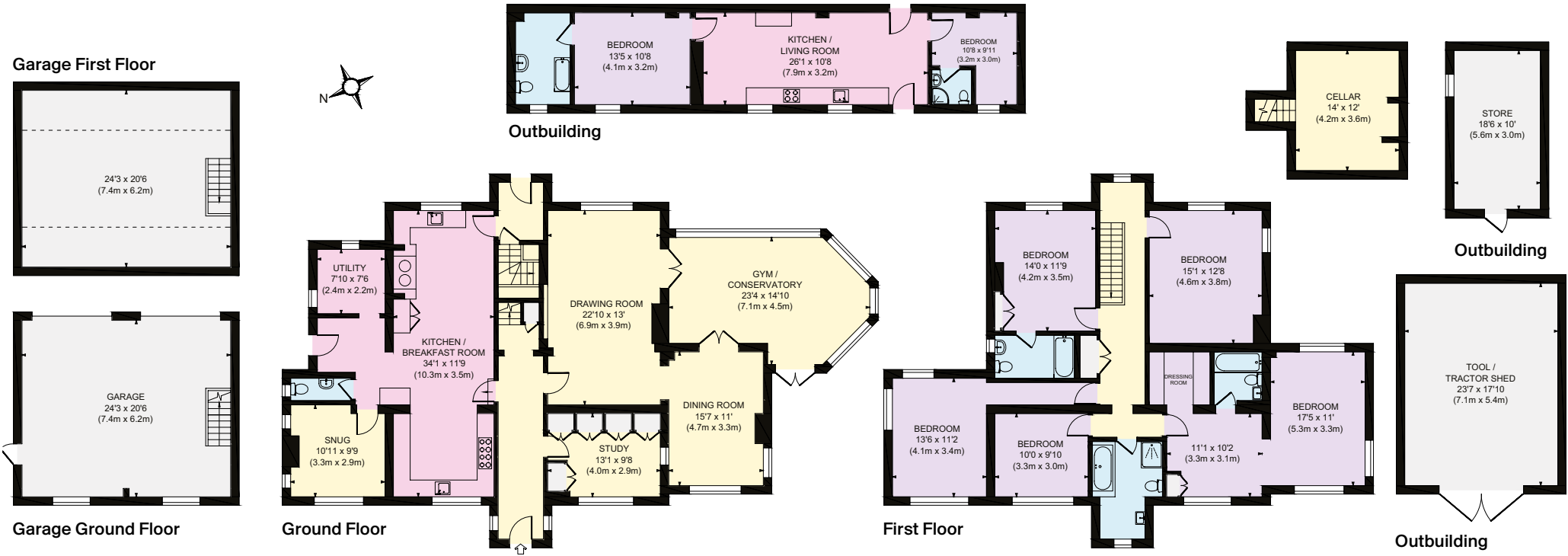
A stunning conversion of an old gardeners' outhouse, The Bothy has been sympathetically converted to the highest level to serve as a separate guest cottage ancillary to the main house.

This property forms part of the old Grade II listed garden wall for the old kitchen gardens of Coates Castle and benefits from a bedroom with en suite to either end, with the most beautiful open plan sitting room/kitchen in the heart of the building. The flooring is laid to oak, with a striking centrepiece of a glass floor panel that offers a view of the underground cellar, showcasing its historic brickwork and the boiler that once heated the walls. This property benefits from electric underfloor heating and Nest controlled electric radiators throughout and, completely separate to the main house, has stunning views looking north over the surrounding countryside.

The current owners run a successful Airbnb business from Garden House, for more information and additional photographs please see www.gardenhousesussex.com

Approximate Gross Internal Floor Area
Main House 3484 sq. ft / 323.64 sq. m
Garage 997 sq. ft / 92.64 sq. m
Outbuildings 1228 sq. ft / 114.13 sq. m
Total 5709 sq. ft / 530.41 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

Garden House sits in about 4.4 acres of private gardens and grounds in an elevated position overlooking the surrounding West Sussex countryside. The gardens immediate to the main house are primarily laid to lawn with some established shrub borders.

The property is entered via a gravel driveway providing parking for numerous cars and leading in turn to the main house and double garage. Opposite the house is the stunning walled garden which, Grade II listed, is a beautiful feature in its own right.

The grounds adjoining the house also feature the swimming pool with remote electric safety cover which was added by our clients in 2020, and with its elevated position and surrounding terracing, provides the most wonderful entertaining space during the summer months.

To the east and available by separate negotiation is a beautiful long field bounded by trees and an further area of woodland affording great privacy. Located at the foot of the field is a shepherds hut with mains electricity - this is also available by through separate negotiation.

Existing Business

The current owners operate a successful Airbnb business from Garden House. For more information, see www.gardenhousesussex.com

Directions

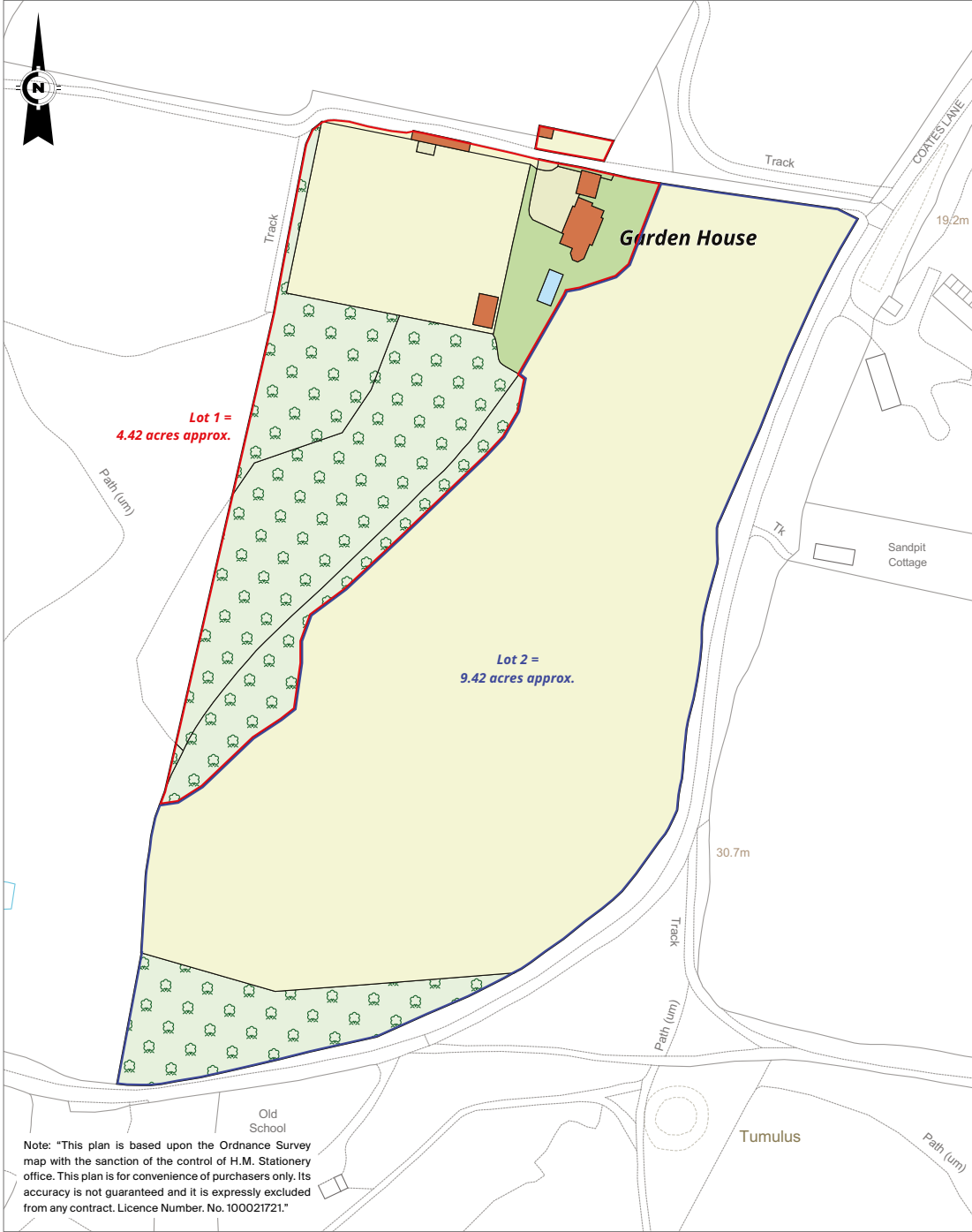
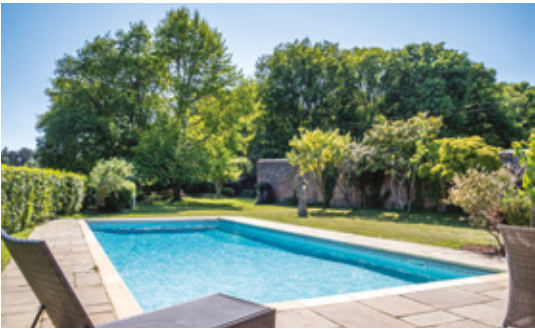
Postcode: RH20 1ES
What3Words: apart.choirs.visitor

Services

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

Viewings

All viewings are strictly by prior appointment with Knight Frank.



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 together with Chichester District Council.
Council Tax: Band G
EPC Rating: Garden House - D, The Bothy - E



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 June 2025. Photographs and videos dated January 2025. 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

