

Street Farm

Fittleworth, West Sussex





An exceptional barn conversion in a highly sought village with ancillary accommodation, swimming pool, and tennis court within the heart of prime West Sussex.

Pulborough 3 miles (London Victoria from 80 minutes), Petworth 4 miles, Arundel 8 miles, Billingshurst 9 miles (London Victoria from 64 minutes), Chichester 16 miles, London 52 miles (Distances and times approximate).

5-7

4-7

4-5

Summary of accommodation

Entrance and dining hall | Drawing room | Sitting room | Family room | Kitchen/breakfast room | Two bedrooms suites | Bedroom | Utility room | Pantry | Cloakroom

Principal bedroom suite | Guest bedroom suite

The Coach House

Reception room | Kitchen | Two bedroom suites | Garage | Wine store | Garden store | Log store

The Cottage

Games room | Gym | Bathroom | Utility room

Outbuildings

Eight stables | Tack room | Store | Manège (currently used as a solar field) | Office | Pool house | Summer house | Pool plant room

Gardens and Grounds

Drive | Parking | Beautifully maintained gardens | Tennis court | Swimming pool | Vegetable garden | Pond

In all about 6.13 acres

Situation

Street Farm occupies a private position at the southern end of the sought-after village of Fittleworth within the South Downs National Park. The property benefits from the superb blend of village living with all its conveniences, including the award-winning village stores and outstanding local pub, The Swan Inn, whilst enjoying a wonderfully rural outlook, and immediate access to walks and rides.

The nearby towns of Arundel, Petworth, Billingshurst and the village of 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 in about 64 minutes. Petworth, about four miles north-west of the property, is a centre for antiques and 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.

There is an excellent choice of schools in the area. Primary schools in the area include Fittleworth, Pulborough, Wisborough Green and Billingshurst. Preparatory schools include Dorset House at Bury, Windlesham House at Washington and Westbourne House at 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. An array of footpaths in the area link the house to Wynkcoombe Arboretum, Stopham, and the village stores locally. For the sporting enthusiast West Sussex Golf Club is 5 miles from the property, there is also racing at Goodwood, polo at Cowdray Park, further golfing at Cowdray and Goodwood and sailing in Chichester Harbour. There are excellent swimming beaches on the coast including West Wittering and dog-friendly Climping Beach and the River Arun at Pulborough for kayaking, paddle-boarding and canoeing.



Street Farm

Upon entering the main house, one is taken by the wonderful feeling of space and light in the entrance and dining hall with its vaulted ceiling, the scene of many a celebration over the years. What is also apparent is the excellent flow of accommodation from here, the drawing room beyond, into the kitchen/breakfast room with its adjoining family room, and the sitting room beyond. All reception rooms benefit from doors directly onto the surrounding terraces/grounds which, given Street Farm's elevation enjoy the full sun from east to west throughout the year.

Across the principal house there are five bedrooms in all, the majority of which are well-proportioned and include plentiful storage space. The principal bedroom is a light and bright room above the gallery of the barn, and benefits from a walk-in wardrobe and separate WC from its bathroom en suite. Of note, Street Farm is well-equipped functionally for a family, providing an abundance of storage space and versatile accommodation.

The property benefits from a significant number of outbuildings, which include The Coach House, with two bedroom suites, a reception room (and a rear terrace with the gardens beyond directly accessible), and kitchen, together with adjoining stores and a garage. Further is The Cottage, with gym, games room, shower and utility; this building is a well-located amenity in being adjacent to the tennis court and swimming pool areas. There is also a large stable block as described and an office just off the sitting room in the main house.



FLOORPLANS

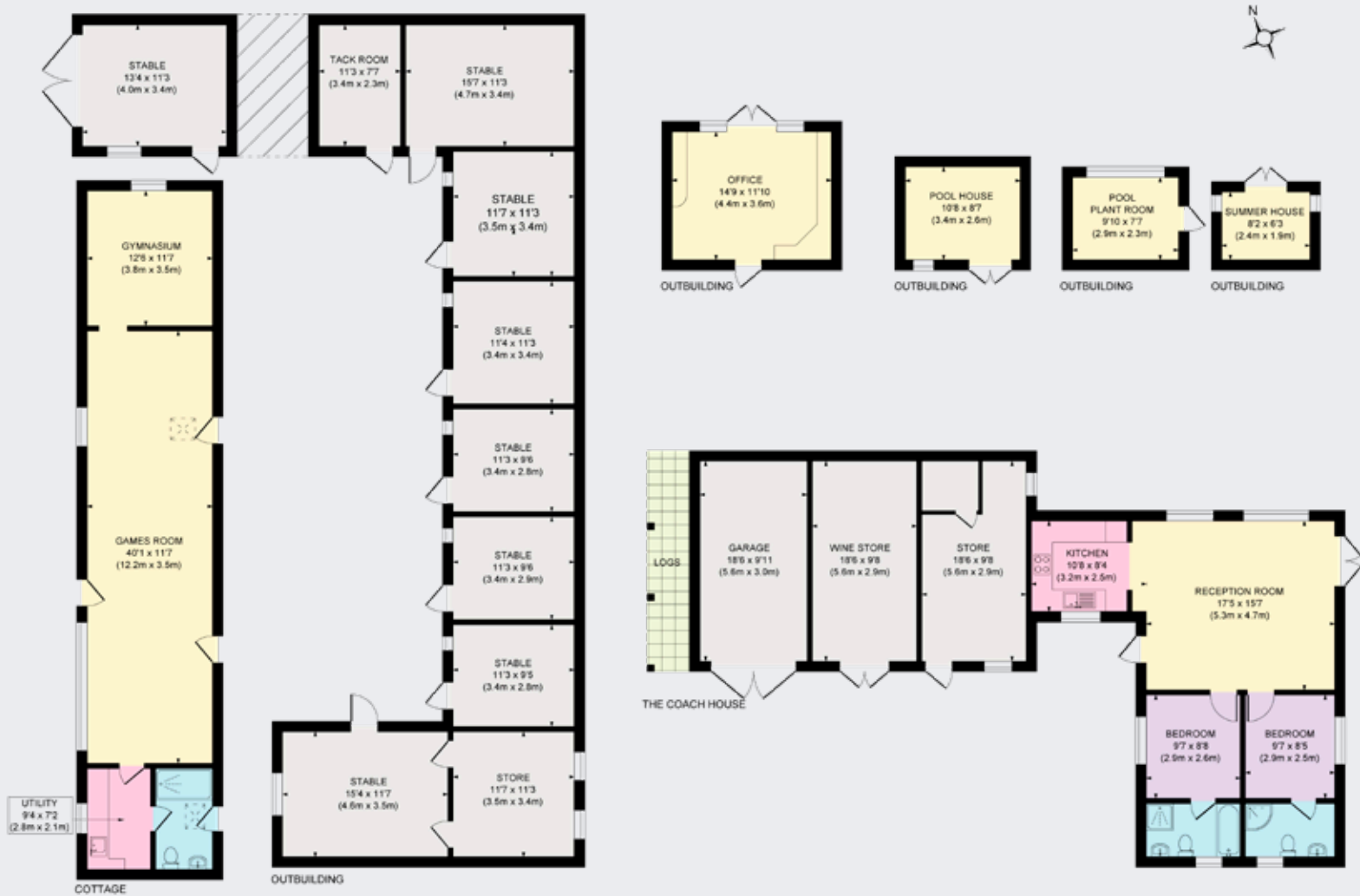
Approximate Gross Internal Floor Area
House: 382.71 sq m / 4119 sq ft



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.

FLOORPLANS

Approximate Gross Internal Floor Area
Garage 183 sq. ft / 17.03 sq. m
Outbuildings 2457 sq. ft / 228.22 sq. m
The Coach House 1003 sq. ft / 93.16 sq. m
Total 3643 sq. ft / 338.41 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.



Outside

The property is entered directly from Lower Street via electric gates whereupon the drive splits, either winding up to the house with plentiful parking outside the main house, or eastwards up to the equestrian facilities. The grounds are teaming with interest, from the wonderfully flat lawns, mature borders and hedging with wisteria on the south side of the house, to the paddocks, an astro-turf tennis court, swimming pool, numerous sun terraces, extensive vegetable garden with fruit, and plentiful outbuildings make Street Farm in all an outstanding family home.



Property Information

Services:
We are advised by our clients that the property has mains water, solar-powered electricity and gas-fired central heating, together with mains drainage.

Tenure:
Freehold.

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

Council Tax:
Main House - Band H

EPC:
Main House - Band A
Coach House - Band C

Postcode:
RH20 1EN

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Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Haslemere
1 West Street
Haslemere, Surrey
GU27 2AB

Aelish Paterson
01428 770 567
aelish.paterson@knightfrank.com

knightfrank.co.uk

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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Particulars dated May 2025. Photographs and videos dated April 2025.

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