



The Paddock

Little Heath Road, Fontwell, Arundel, West Sussex BN18 0SR

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



PROPERTY

Detached

3 Bedrooms

2 Bathroom (one en-suite)

Entrance Hall, Cloakroom/wc

Sitting room double aspect

Large Kitchen, Utility Room

Gardens and Grounds

Delightful expanse of level lawns and paddocks

Circular driveway leading to a Double garage

Wide frontage and driveway and

parking for at least a 20 vehicles

Various Outbuildings and large Stable block including

9 Stables, Tack room, Hay store and Livery yard

In all set in about 3.16 acres

The Paddock

Little Heath Road, Fontwell, Arundel

A rare opportunity to acquire a detached property set well back within its grounds, in need of modernisation with further potential, set in about 3.16 acres, including various outbuildings and a large stable block, a number of paddocks and equestrian potential, located in a leafy no through lane at the foot of The South Downs National Park.



THE PROPERTY

The Paddock is a detached property in need of modernisation with further potential, located at the end of a leafy country lane. Upon entering the property there is a spacious reception hall and cloakroom/wc. A door leads into a ground floor bedroom with en-suite bathroom. From the hall doors lead into the large kitchen and a door leads into a utility room. A door from the hall leads into the large L-shaped double aspect sitting room with a fireplace and patio doors opening to the rear garden. From the sitting room a staircase rises to the first floor spacious landing leading to two further bedrooms with sloping ceilings and a bathroom.

GARDENS & GROUNDS

The property is approached from a leafy country lane leading into an extensive gravelled driveway with circular turning area providing parking for at least twenty vehicles leading to a double garage. The property sits well within its delightful gardens and grounds with an excellent degree of privacy and paddocks, various large outbuildings and a large stable block including 9 Stables, Tack room, Hay store and Livery yard.

In all, set in grounds of about 3.16 acres

**Located at the foot of
The South Downs National Park**

**Countryside walks emanate from the doorstep
and there are bridleways nearby**













FONTWELL near GOODWOOD and ARUNDEL

Fontwell is a village and one of the three thriving rural settlements, alongside Walberton and Binsted that make up the Walberton Parish Council in West Sussex. Nestled in picturesque countryside at the foot of the South Downs National Park, Little Heath Road is surrounded by stunning countryside and bridleways, making it an ideal location for nature lovers. Just a short drive away about 4 miles to the east lies the historic market town of Arundel with its amazing Castle and the River Arun. In 1924 the gallops were developed into Fontwell Park Racecourse, built to a figure of eight design, it is now the only National Hunt course laid out in such a manner; the first meeting was held on the 21st May 1924. It features the only figure-of-eight chase course in the country and an oval hurdles course. There are 24 race meetings at Fontwell Park each year, including the busiest fixture of the year on Boxing day. Goodwood is about 3.5 miles to the west and Chichester is about 7.5 miles to the west.

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Approximate Gross Internal Area = 172.3 sq m / 1855 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 8.6 sq m / 92 sq ft

Total = 180.9 sq m / 1947 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The Paddock, Little Heath Road, Fontwell, West Sussex, BN18 0SR

Approximate Gross Internal Area = 448.7 sq m / 4830 sq ft



Outbuildings

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CHICHESTER Cathedral city

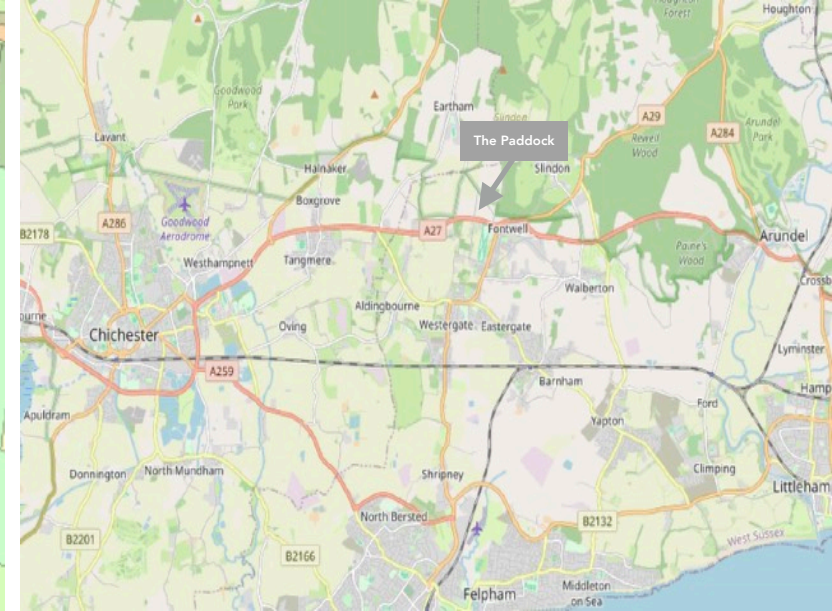
Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school and to the south of Goodwood there is the Independent Prep school Westbourne House.

COASTAL & COUNTRY PURSUITS

The historic Arundel Castle is about 4 miles to the East and among many other attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell and Polo at Cowdray Park. There are excellent golf clubs at Goodwood, Cowdray Park and flying from Goodwood Aerodrome. Much of the surrounding countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park nearby provides miles of footpaths and bridleways. Chichester is about 7.5 miles to the west and a further 8 miles beyond the city to the south there are miles of sandy beaches at West Wittering, which has been awarded the 'Blue Flag' international status for excellence. Chichester has about 17 miles of harbour channels leading out to The Solent, and there are more than 3,500 moorings and about 12,000 registered vessels, about 2,000 berths and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), in all there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wildfowl & Wetland Centre, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.







COMMUNICATION TRAVEL LINKS

Arundel 4 miles, Chichester 7.5 miles, The Kennels Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 3.5 miles, Amberley rail Station 5 miles, Pulborough mainline station (12.7miles) links to London Victoria (71mins). London about 64 miles by road. Airports at Heathrow (54miles), Gatwick (39 miles), Southampton (45 miles). All distances are approximate and times may vary.

SERVICES Mains electricity, water, oil fired heating, and private drainage

Tenure: Freehold **EPC Rating:** E

Council Tax Band: F Year: 2025/26 £3,574.26

Local Authority: Arun District Council: 01903 737500

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Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering

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