



Cedar House, Blue Cedars Close, Ham Manor, Angmering

£1,250,000 Offers Over

A Distinguished Home Located on the Highly Regarded Ham Manor Private Estate

Cedar House is an impressive and distinguished detached residence of exceptional scale and presence, offering beautifully proportioned accommodation in one of the area's most exclusive private settings.

Positioned within the prestigious Ham Manor Private Estate, this remarkable home enjoys sweeping outlooks and the rare privilege of direct access onto the renowned parkland golf course – with the unique convenience of taking a buggy straight from your grounds to the fairway. The clubhouse lies just a short stroll away, with both golfing and social memberships available. The interior has been thoughtfully enhanced to an excellent standard, blending character with modern comfort.

At the heart of the home is a superbly redesigned kitchen/breakfast room, complemented by a fully appointed utility. Two elegant principal reception rooms provide refined entertaining spaces, each centred around striking feature fireplaces that add warmth and architectural interest. The bedroom accommodation is equally generous, currently arranged as five bedrooms with the flexibility to create a sixth, as one room was formerly divided.



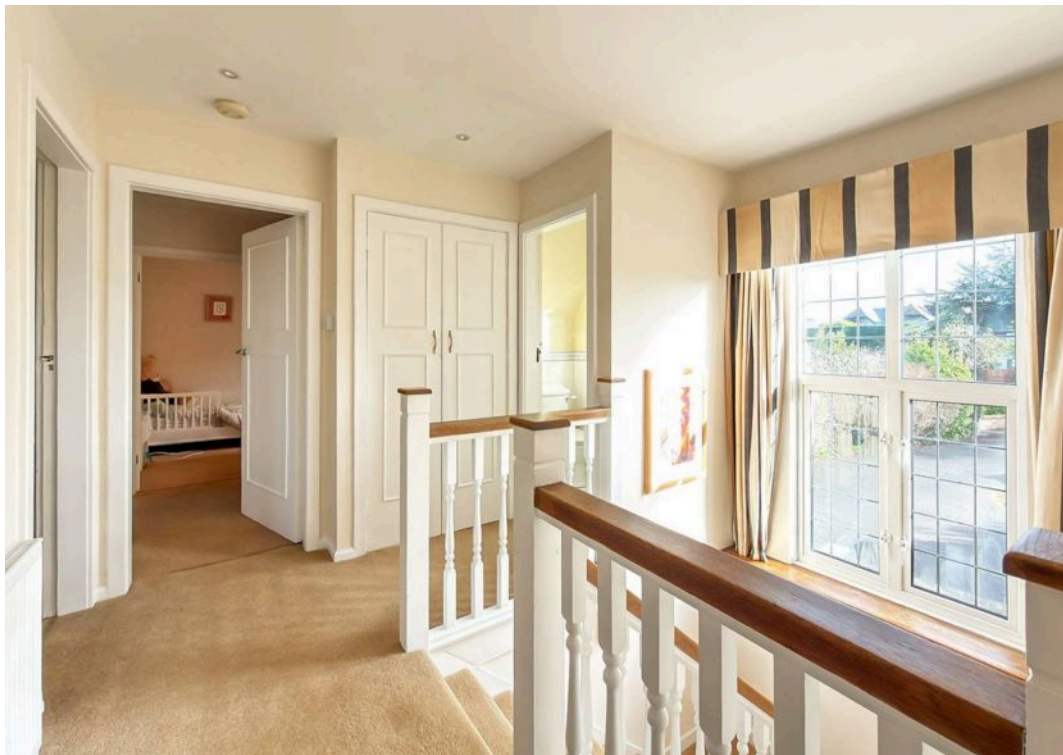
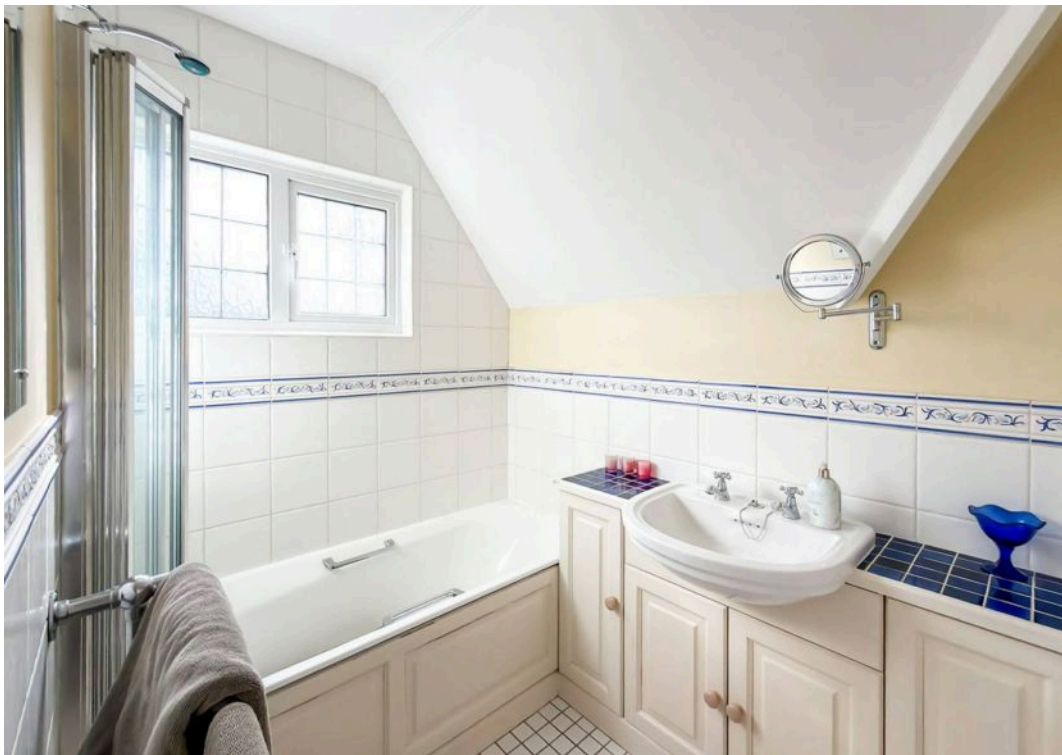


The principal suite enjoys its own private ensuite, while a charming landing with feature window leads to the remaining bedrooms. On the ground floor, a substantial home office offers outstanding versatility and could easily function as a self-contained annex, complete with its own shower room. With scope to create a separate entrance via the garage, this area is ideally suited for multi-generational living, guest accommodation, or a professional workspace.

Outside, the mature west-facing garden is a particular highlight, enjoying long hours of afternoon and evening sunshine. Designed for both relaxation and entertaining, it features a heated swimming pool, generous patio areas for al fresco dining, pool/garden room which could also provide additional home office space, and direct private access onto the golf course beyond. The setting is wonderfully peaceful, with no through traffic, enhancing the sense of seclusion within this semi-rural environment.

A double garage is accompanied by a private driveway providing parking for at least four vehicles. The property is presented in excellent decorative order throughout, and there is the option for many furnishings and fittings - including window dressings, carpets, white goods, selected furniture, and pool and garden items - to be included by arrangement. Homes of this calibre and heritage are seldom available.





Cedar House is one of the original eighteen residences built in 1925 alongside the creation of the celebrated 18-hole course at Ham Manor, and it still retains a number of charming period features, including original parquet flooring in the welcoming entrance hall. Having been held for over three decades, this represents an exceptional opportunity to acquire a landmark home in an enviable and tightly held location.

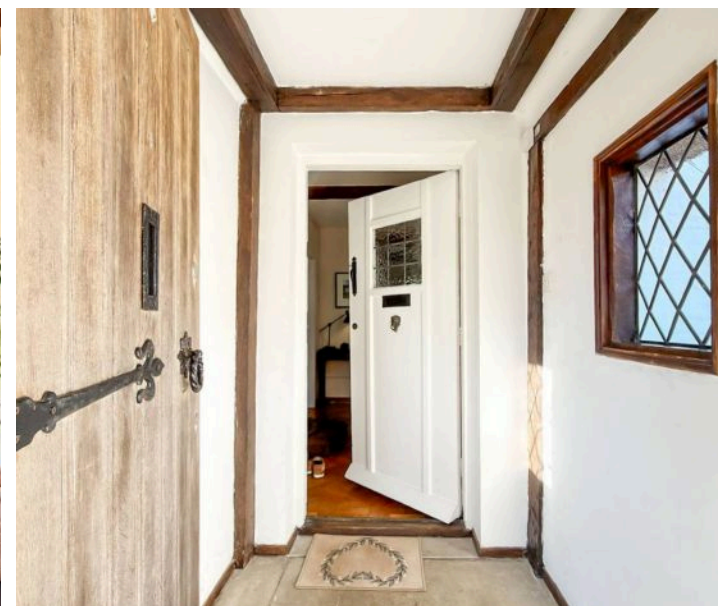
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

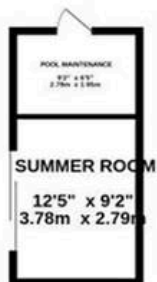
EPC Environmental Impact Rating: E







SWIMMING POOL



POOL MAINTENANCE
8'2" x 1'1"
2.70m x 0.31m

SUMMER ROOM

12'5" x 9'2"
3.78m x 2.79m



DRESSING AREA
12'3" x 7'11"
3.74m x 2.42m

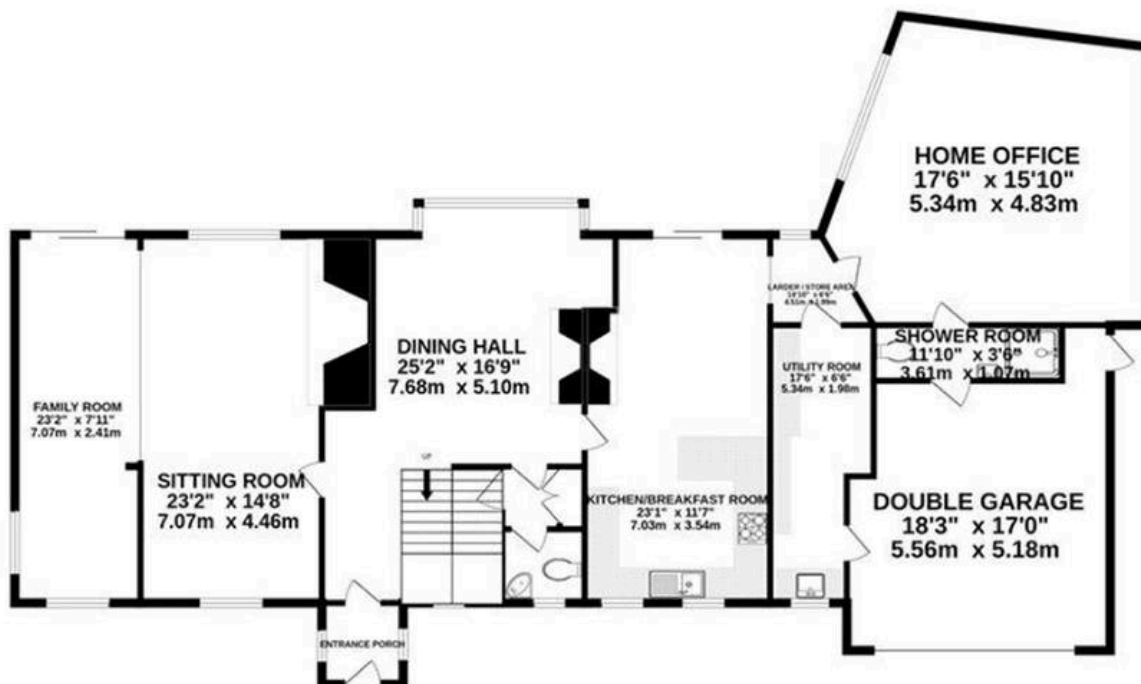
BEDROOM 1
16'8" x 11'7"
5.07m x 3.54m

BEDROOM 2
(COULD SPLIT TO TWO BEDS)
17'11" x 12'4"
5.46m x 3.77m

BEDROOM 3
12'1" x 10'4"
3.68m x 3.16m

LANDING

BEDROOM 4
11'9" x 8'0"
3.57m x 2.44m



FAMILY ROOM
23'2" x 7'11"
7.07m x 2.41m

SITTING ROOM
23'2" x 14'8"
7.07m x 4.46m

DINING HALL
25'2" x 16'9"
7.68m x 5.10m

KITCHEN/BREAKFAST ROOM
23'1" x 11'7"
7.03m x 3.54m

HOME OFFICE
17'6" x 15'10"
5.34m x 4.83m

LARGE STORE AREA
10'10" x 1'1"
3.10m x 0.31m

UTILITY ROOM
17'6" x 6'6"
5.34m x 1.98m

SHOWER ROOM
11'10" x 3'8"
3.61m x 1.07m

DOUBLE GARAGE
18'3" x 17'0"
5.56m x 5.18m

ENTRANCE PORCH

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