



# HIGHBURY HOUSE

Compton, Chichester, PO18 9EX

Guide Price: £1,250,000 Freehold



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# PROPERTY SUMMARY

Located in the sought-after Downland village of Compton in the South Downs National Park, an individual, modern, split-level 4/5 detached bedroom family home having recently been extended and modernised offering spacious and flexible accommodation, extending to approximately 2,910 sq. ft including a double garage.



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## ACCOMMODATION

On the ground floor, a welcoming reception hall with parquet flooring and a curved staircase leads to the principal living areas. The drawing room is a substantial dual-aspect space extending to over 37 feet, with multiple seating areas, feature windows and French doors opening onto the rear terrace and garden. A separate dining room with fitted shelving and dresser-style cabinetry provides an ideal setting for formal dining. The kitchen and breakfast room is fitted with contemporary units, wooden work surfaces and integrated appliances, with space for informal dining and windows overlooking the garden. Practical features include a laundry, utility room, walk-in larder, and a cloakroom with WC and wash hand basin.

The bedroom accommodation on the upper floor is arranged around a central inner hall and provides 4/5 well-proportioned bedrooms and 4 bathrooms (3 being ensuite shower rooms). The principal bedroom suite has its own dressing room/fifth bedroom and an ensuite shower room. Bedroom 2 presents a great opportunity to create either an Airbnb or separate living accommodation having an ensuite shower room, built in kitchen area with inset sink, electric hob and glazed double doors leading out to the terrace and garden. The remaining bedrooms are all a good size, 2 being ensuite, and the fourth being served by a stylish family bathroom fitted with a bath and shower over, wash hand basin and WC.





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## LOCATION

The property is approached via a wide gravel driveway providing ample parking and access to an integral double garage.

The gardens which wrap around the property are mainly laid to lawn and enclosed by mature hedging, offering a good degree of privacy.

Paved terracing and a decked area provide spaces for seating and alfresco dining, with established planting and well-kept borders adding seasonal colour and structure.





# LOCATION

Compton is a highly desirable village located in the heart of the South Downs National Park to the northwest of Chichester and provides excellent opportunities for walking, riding and other country pursuits. The village is conveniently positioned for access to Emsworth and Petersfield whilst the nearby village of West Marden has a popular village pub.

The Cathedral City of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.



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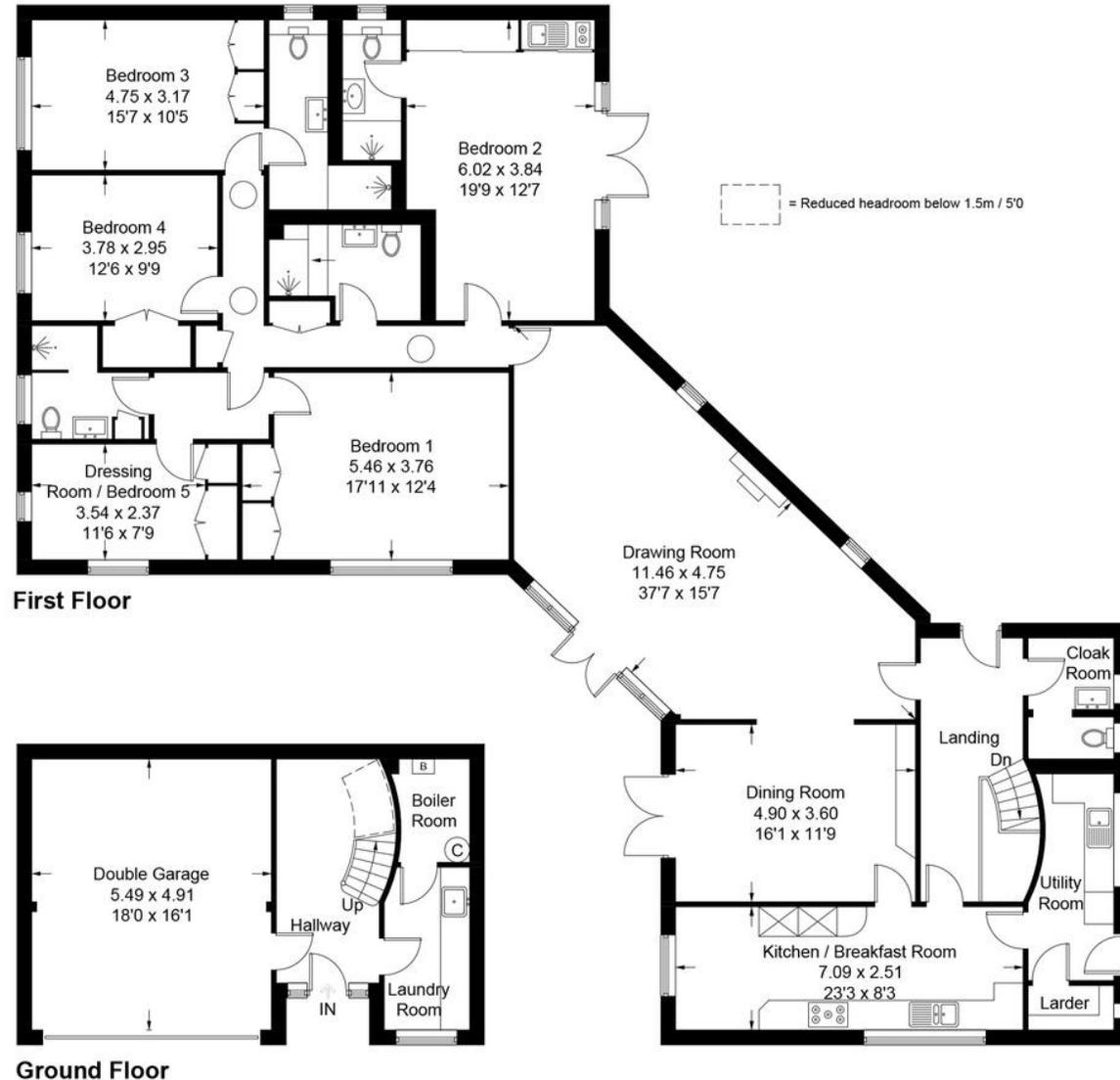
# FLOOR PLAN

## Highbury House, Compton, PO18 9EX

Approximate Gross Internal Area = 270.4 sq m / 2910 sq ft  
(Including Double Garage)

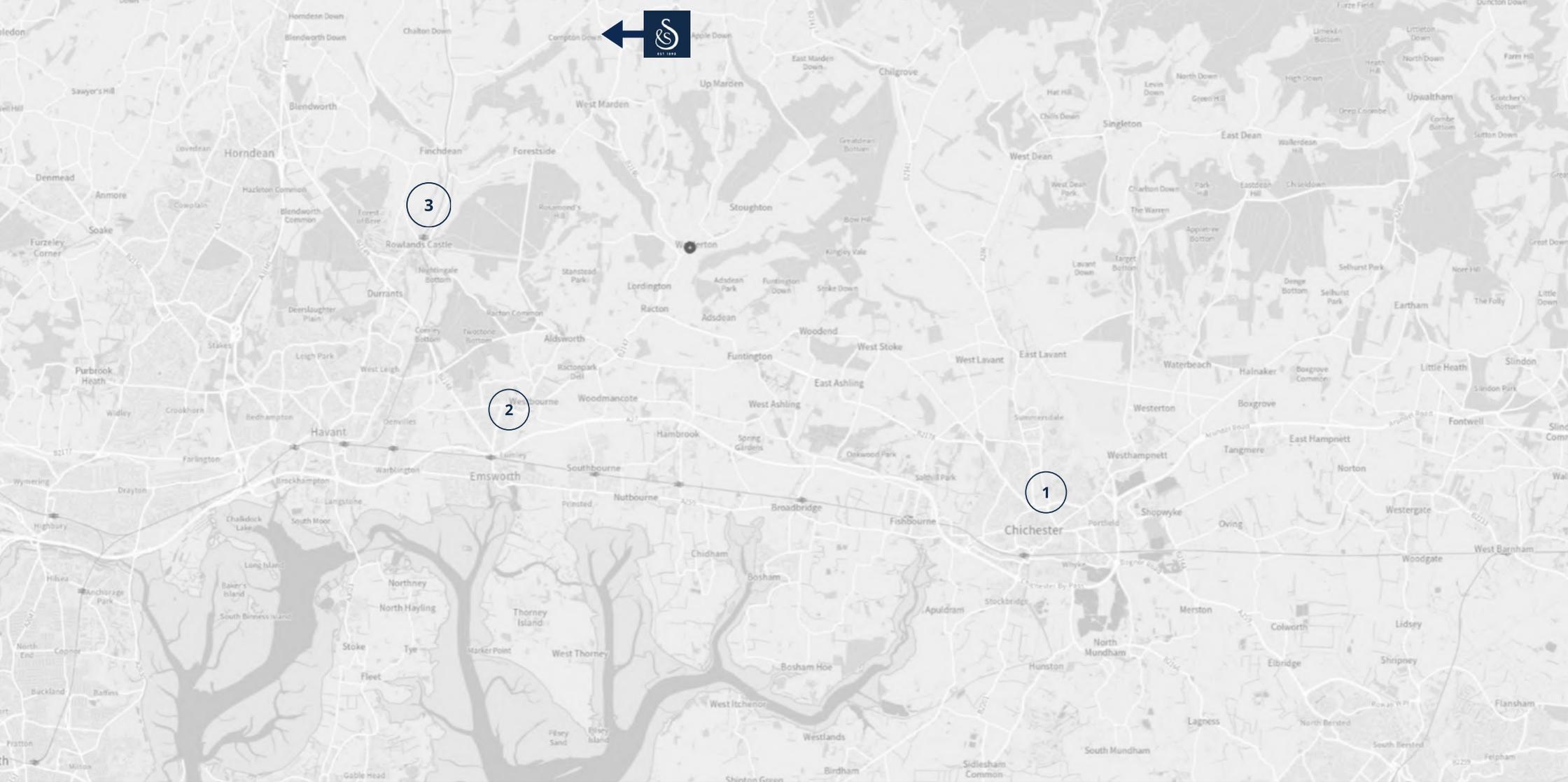


Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1227990)



# LOCAL AREA

- 1 Chichester
- 2 Emsworth
- 3 Rowlands Castle

what3words: ///seat.directive.scores

- Services: Mains water, electricity and drainage. Oil fired central heating.
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band G
- Energy Rating: Band F



# STRIDE & SON

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Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.