

Harrow House, The Street, Patching BN13 3XF

Guide Price **£1,300,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Substantial Detached House
- Four Double Bedrooms
- Large West Facing Rear Garden
- Spacious Living Room & Dining/Family Room
- Three Balconies with Countryside Views
- Study & Utility Room
- Nearly Half Acre Plot
- Ample Off Road Parking
- Large Garage/Workshop
- Exclusive Patching Village
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Harrow House is an exceptional detached residence set within almost half an acre of beautifully landscaped gardens in the sought-after village of Patching. Built to an exacting standard, this elegant home offers beautifully appointed accommodation, including four double bedrooms, a stunning dual-aspect living room, dining/family room and spacious kitchen/breakfast room. Enjoying glorious countryside views, a three-car garage and workshop, together with magnificent west-facing gardens and sun terraces, this is a truly outstanding rural retreat.

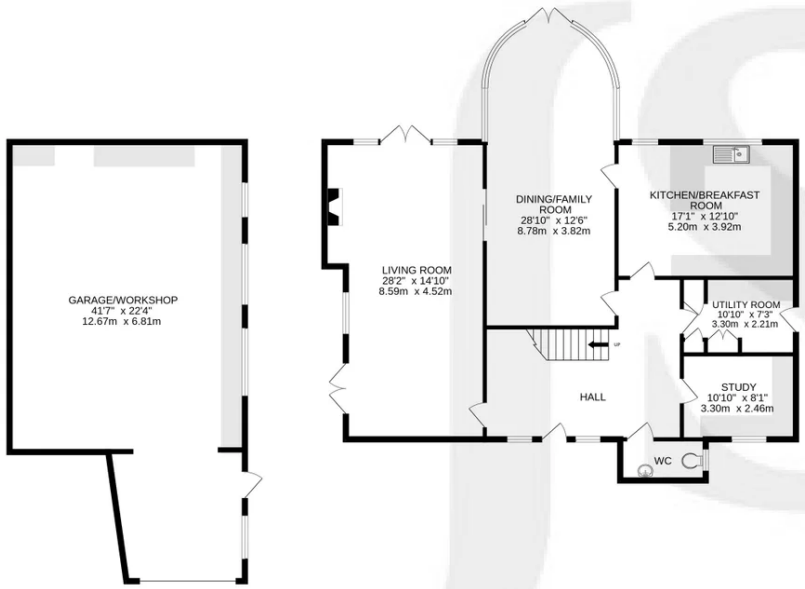




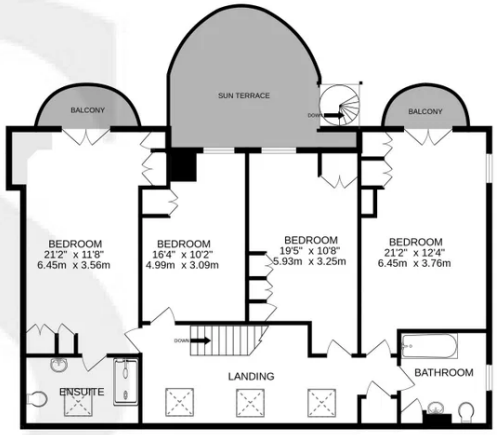
INTERNAL - Stepping inside, the welcoming reception hall immediately conveys the quality and scale of the property. A magnificent solid oak staircase forms a striking focal point, while the carefully considered layout has been designed to maximize both natural light and the stunning garden outlooks. The impressive 28ft dual-aspect sitting room is a superb space for both entertaining and relaxation. Flooded with natural light, it enjoys French doors opening onto both the south-facing side terrace and the beautifully maintained rear garden. A characterful brick-built fireplace with an open fire.. Adjacent to the sitting room is the elegant dining/family room, a wonderfully versatile space perfectly suited to modern family living. Generous proportions allow ample room for formal dining as well as a comfortable seating area, while the striking bow-shaped windows create a stunning architectural feature, framing the garden views and bathing the room in natural light. French doors open directly onto the terrace, seamlessly connecting the indoor and outdoor spaces. The well-appointed kitchen/breakfast room is both stylish and practical, fitted with an extensive range of units and integrated appliances, together with space for an American-style fridge/freezer. A breakfast bar provides the ideal spot for informal dining, morning coffee or social gatherings, all while enjoying views across the gardens. A separate utility room offers additional storage and space for appliances, while a dedicated study with fitted furniture provides the perfect work-from-home environment. A cloakroom completes the ground floor accommodation. Ascending the beautiful oak staircase, the spacious galleried landing is flooded with natural light from three Velux windows, creating an airy and welcoming atmosphere. A particular feature of the first floor is that every bedroom has been carefully positioned to take full advantage of the breathtaking rear outlook across the gardens and open countryside beyond. The principal suite provides a luxurious and peaceful retreat, featuring fitted wardrobes, a contemporary en-suite shower room and a private balcony from which to enjoy the spectacular far-reaching views. Bedroom two also benefits from fitted wardrobes and its own balcony, offering the same stunning outlook. Bedrooms three and four are both double rooms with fitted wardrobes and are served by a stylish family bathroom.

EXTERNAL - Approached via a private driveway, Harrow House enjoys a wonderful sense of arrival, leading to an extensive parking area with ample space for numerous vehicles and access to the substantial three-car garage and workshop. Discreetly positioned within a plot approaching half an acre, the property has been thoughtfully orientated to maximize both its south-facing side gardens and glorious west-facing rear aspect. The gardens are undoubtedly one of Harrow House's most enchanting features. Beautifully landscaped and lovingly cultivated over the years, they evoke the charm and character of a quintessential English country garden. Sweeping lawns are interspersed with an abundance of mature shrubs, specimen trees and colourful flower borders, creating year-round interest, privacy and a wonderful sense of tranquility. Meandering pathways invite exploration through the grounds, where a charming rose-covered arch leads into a delightful wildflower garden centered around a picturesque pond, attracting an array of birds and wildlife. Beyond lies a productive vegetable garden complete with greenhouse and garden shed, perfect for those with a passion for gardening and homegrown produce. A variety of patio and seating areas have been carefully positioned throughout the gardens. A recent addition is the stunning curved staircase which rises elegantly to an elevated sun terrace. Commanding breathtaking views across the gardens and the rolling countryside beyond.

GROUND FLOOR



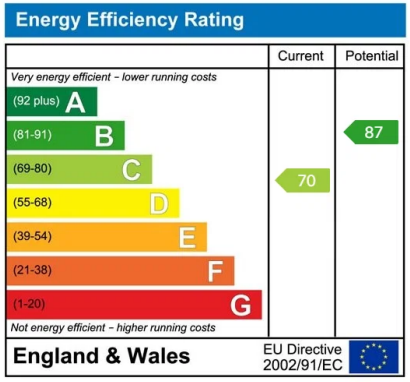
1ST FLOOR



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Findon Office | 228 Findon Road | Worthing | West Sussex | BN14 OEJ
01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk

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