



Privately Available

# THE OLD VICARAGE

Bury, Pulborough, West Sussex



# A STUNNING UNLISTED VICTORIAN VICARAGE IN THE HEART OF ONE OF THE MOST SOUGHT-AFTER VILLAGES IN THE SOUTH DOWNS NATIONAL PARK.

## Summary of accommodation

Reception hallway | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room  
Utility room | Victorian larder | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Guest suite with dressing room and en suite bathroom  
Four further bedrooms | Two family bathrooms

**Cellars:** Two store rooms | Wine cellar | Boiler room

**Barn:** Two large garages | Studio | Potting shed | Storage space

Mature gardens and grounds

**In all about 1.375 acres**

**Distances:** Arundel 5 miles, Pulborough 5.5 miles (London Victoria/London Bridge 70 minutes)  
Petworth 7 miles, Chichester 14 miles, London 60 miles  
(All distances and times are approximate)

## SITUATION

The Old Vicarage presents as an exceptional family home in a quiet, rural setting located in the heart of the sought-after village of Bury in the South Downs National Park, enjoying open views across its gardens towards the South Downs. Bury is one of a clutch of villages which are quietly tucked away in the middle of the South Downs between Pulborough and Petworth. All offer good amenities and have strong communities, with the village providing most things needed for day-to-day needs, including a primary school, prep school, public house/restaurant, church and a village hall/post office. A wider range of shopping facilities is available in the nearby market towns of Petworth and Arundel, and the cathedral city of Chichester, where you can also find The Festival Theatre for the arts.

Leisure pursuits in the area include several golf courses, polo at Cowdray, horse racing at Goodwood and Fontwell, and sailing from many centres along the south coast.

Communication links are excellent, with the A29 and A24 providing access to the M25, and beyond to the national motorway network, Heathrow and Gatwick airports and the south coast.

Notable schools in the area include Dorset House Prep School at Bury, Seaford College at Duncton, Christ's Hospital and Farlington Girls School near Horsham, Windlesham House at Washington, and Westbourne House and Prebendal at Chichester.



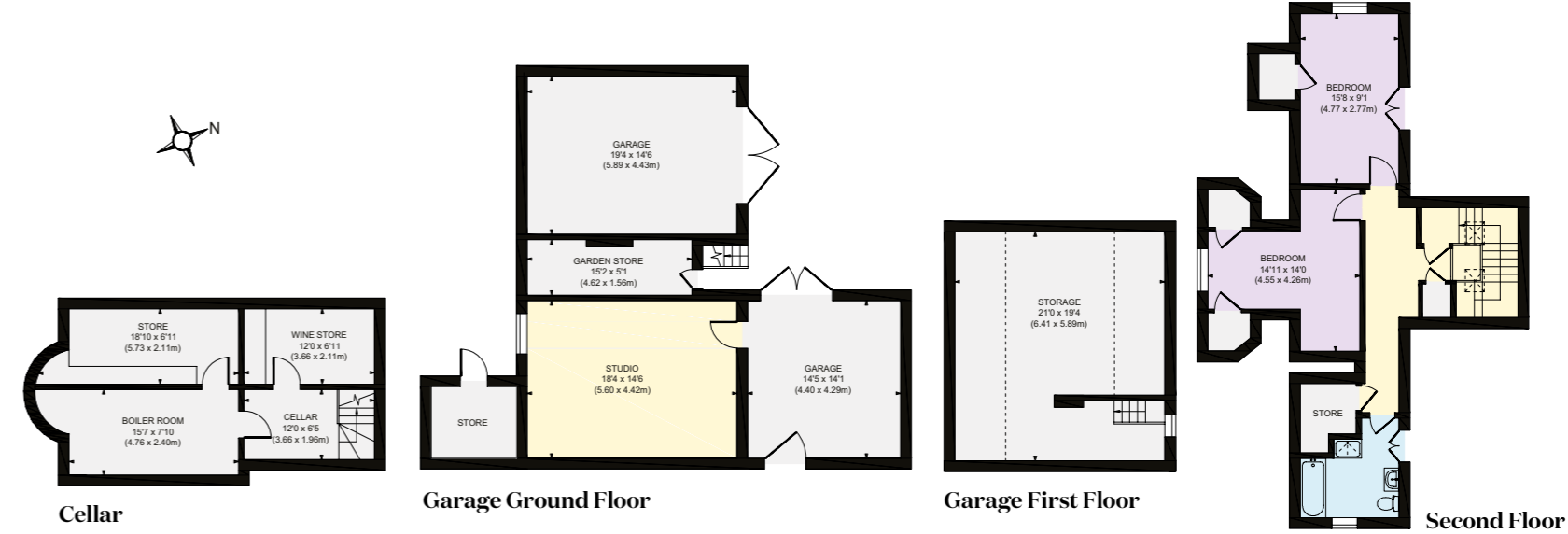


## THE PROPERTY

The Old Vicarage is believed to date from the 1860s and benefits from all of the period features, ceiling heights and room proportions one would expect in a property of this era. The property has been well cared for over the years and offers an exceptional through-flow of accommodation over three floors, with the large Victorian windows and south-facing principal elevation, allowing the property to be flooded with natural light throughout the day.

The real highlight of the property is the three principal reception rooms, which look south over the immediate sun terraces and surrounding gardens beyond to the South Downs. These rooms feature some lovely old fireplaces and, while an excellent size, are not too large and still allow the property a wonderful, homely feel.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House 4,707 sq. ft / 437.28 sq. m  
 Stores 332 sq. ft / 30.86 sq. m  
 Garage 1,278 sq. ft / 118.74 sq. m  
 Total 6,317 sq. ft / 586.88 sq. m

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.

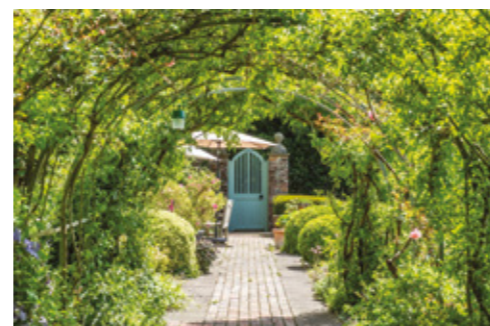


## OUTSIDE

The Old Vicarage is approached via a gravel driveway leading to a turning area outside the old front door and beyond to the barn with garaging. The immediate grounds surrounding the property are of sun terraces and formal lawns, but the gardens have been impeccably considered, executed and maintained during our client's ownership, giving some wonderful distinct spaces including an orchard, kitchen garden, rose garden and several working areas.

To the south of the barn, there is a beautiful outdoor swimming pool which benefits from a mature green screen affording great privacy, with a stunning lavender garden surrounding, framing the most wonderful entertaining space.

The property also benefits from a detached stone barn, which still benefits from its original configuration and comprises two garages together with a workshop and storage area.







## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, drainage and electricity, together with private oil-fired central heating. The swimming pool is heated via a modern air-source heat pump.

### Directions

**Postcode:** RH20 1PB

**What3Words:** ///tipping.twinkling.dusted

**Viewings:** All viewings are strictly by appointment with Knight Frank

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

**Council tax band:** H

**EPC:** E

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