



Blytheswood  
Graffham | Petworth | West Sussex | GU28 0PY

 FINE & COUNTRY

BLYTHESWOOD



A beautifully reimagined country residence of scale, style and substance, privately positioned within the South Downs National Park and enjoying far-reaching south-facing views across one of England's most desirable rural landscapes.

Set in the heart of its own grounds in the highly regarded village of Graffham, Blytheswood represents the increasingly rare opportunity to acquire a substantial family home in true turn-key condition, where timeless architecture has been paired with a comprehensive modern refurbishment and exceptional lifestyle amenities. For discerning buyers seeking privacy, security, space and effortless family living, this is a house of genuine distinction.

Extending to approximately 9,249 sq ft including the triple garage (8,668 sq ft internal accommodation), the house has been designed to cater equally well for day-to-day family life, formal entertaining and multi-generational living.

From the moment of arrival, the impressive reception hall sets the tone – an elegant central space capable of hosting drinks receptions, dinner parties and celebrations on a grand scale. In fact, the current owners recently hosted forty people comfortably in the enviable space. The principal reception rooms are both refined and welcoming, including a substantial drawing room with working fireplace, a separate media / television room opening directly to the gardens, and a study overlooking an attractive walled garden, ideal for home working or private reading.

At the centre of the home lies an outstanding kitchen / breakfast / family room, perfectly suited to modern family life. Opening directly onto the terraces, gardens, resistance swimming pool and tennis court beyond, it creates a seamless indoor-outdoor lifestyle ideal for entertaining, summer gatherings and relaxed weekends at home. Finished with marble flooring, premium Dekton work surfaces, integrated appliances, wine refrigeration, utility room and overhead skylight, the kitchen combines practicality with understated luxury.







# Seller Insight



“Blytheswood has been our home since 2021. What first drew us here was the chance to give our young children a beautiful, safe space to grow up in. We had viewed so many properties, but this one instantly felt right. The garden and the quiet, friendly village were a huge pull - the children fell in love with it straight away and commented, “it has to be this one.”

“Since moving in, we’ve lovingly renovated the entire home to a high specification. We even added a brand-new swimming pool and tennis court, it has truly been a labour of love. Over time, as each project was completed, we realised just how much it transformed the way we live - it’s become a home that’s as enjoyable as it is beautiful.”

“The kitchen is my favourite space - it really is the heart of the home. Surrounded by glass and opening out onto the garden, it gives you that feeling of being completely connected to the countryside. The hallway is so spacious we’ve hosted sit-down dinners for 40 guests there, with music, dancing - it feels like a room in its own right. The formal sitting room is so large we’ve even roller-skated around it with the children that’s a really special memory that sticks in my mind.”

“The garden has been equally special with stunning views over the south downs. It’s a private space with a pool and tennis court, where we’ve spent countless hours with family and friends. Summer days here are wonderful - wildflowers in bloom, games on the lawn, and evenings spent outdoors, with the children playing in the pool while we sit back with a drink, soaking it all in.”

“This home has been perfect for entertaining. With bi-fold doors opening from the kitchen onto the garden, it flows effortlessly for gatherings and parties. Every bedroom has its own en-suite, giving us as a family and guests that stay both comfort and privacy. From parties to Christmas celebrations and pamper weekends with friends, it’s a house that truly brings people together.”

“The village itself has been just as special. From the village hall events and local fetes to the coffee shop and Friday evening barbeques at the tennis club, there’s always something going on. Beautiful walks are right on the doorstep, and with easy access to London and the coast, it really offers the best of both worlds.”

“What we will miss most is the time we’ve shared here as a family - the laughter, the parties, the long summer evenings, and the sense of togetherness this home has given us. We’ve poured so much love into creating a space that feels truly special, and it has been the most wonderful place to raise a family.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Bedroom Accommodation

The first floor provides four generous bedroom suites, each with refurbished bathrooms and air conditioning. The principal bedrooms enjoy superb proportions and elevated, dual aspect views across the surrounding countryside to the South and West.

The second floor offers three further bedrooms with bathrooms, creating excellent flexibility for children, teenagers, visiting family, staff or long-stay guests. For those with large families, the seventh bedroom is set up for grandchildren with two bunkbeds, an additional two single beds, en-suite bathroom and space for at least two more bunkbeds bringing the total capacity of the room to ten or more children.

### Refurbishment & Specification

Since 2021, the property has undergone a substantial programme of improvement and investment, creating a home that is effectively renewed throughout. Works include:

- Entirely new roof
- Complete replacement of windows
- New underfloor heating throughout
- Refurbished bathrooms
- New flooring including engineered oak and Mandarin Stone
- Recently replaced boiler
- Air conditioning to key rooms and bedrooms
- New counter current swimming pool
- Newly laid patio and terraces
- Full-size tennis court installation
- Extensive landscaping and external enhancements

The result is a house of rare quality where buyers can move straight in and immediately enjoy the lifestyle on offer.

















### **Gardens, Grounds & Lifestyle**

The grounds extend to approximately three acres and have been carefully redesigned to maximise beauty, privacy and recreation.

Sweeping lawns, newly created terraces and landscaped gardens surround the house, all orientated to capture the exceptional southerly aspect and uninterrupted views over the South Downs. Outdoor amenities include a new resistance swimming pool, a new full-size tennis court, and an air-conditioned pavilion currently arranged as a gym, equally suited as a wellness studio, executive home office, consulting room or creative workspace.

Beyond the formal gardens lies additional land with a stream running through it, offering wonderful scope for children's adventures, leisure pursuits, equestrian use or further enhancement, subject to any necessary consents.

A substantial triple garage also presents future potential for conversion into an annexe, guest cottage or ancillary accommodation.

### **A Prime Position for Families**

Graffham is one of West Sussex's most sought-after villages, prized for its charm, privacy and access to the very best of the South Downs. The village itself offers a shop, pub, church and tennis club, while excellent schooling and lifestyle destinations are all close at hand. Please see the lifestyle interview video.

The area is especially attractive to families, with a number of leading independent schools nearby including Seaford College, Bedales School, Cranleigh School, Westbourne House School, Amesbury School and Churcher's College.









## Country House Living with International Appeal

For those seeking a world-class lifestyle, Blytheswood is exceptionally well placed for some of the South East's finest sporting, coastal and leisure destinations.

Nearby Goodwood Estate offers championship golf, horse racing, the internationally renowned Festival of Speed and Revival, private flying, spa facilities and acclaimed dining, while Cowdray Park is celebrated for polo, golf and one of the country's most prestigious sporting estates.

The property is also ideally positioned for enjoying the West Sussex coastline, with the renowned sandy beaches of West Wittering approximately 24 miles away, offering some of the South Coast's finest waterside scenery, beach walks and family days by the sea. The historic sailing village of Bosham, approximately 18 miles away, is one of Chichester Harbour's most sought-after waterside destinations, known for its picturesque quay, excellent restaurants and timeless maritime charm.

For sailing enthusiasts, Chichester Yacht Club is approximately 20 miles away and provides an outstanding base for yachting and water sports within Chichester Harbour and the Solent beyond, with a busy racing calendar, excellent

marina facilities, training opportunities and a highly regarded social scene.

Luxury dining and hospitality in the surrounding area include The Woodcote, a highly regarded village destination, together with fine dining and spa retreats at The Goodwood Hotel and Amberley Castle.

## Connectivity

Despite its idyllic rural setting, the property remains highly accessible, with convenient road links to London, the South Coast and major airports, including Gatwick and Heathrow, making it equally suited as a principal residence, weekend retreat or international base.

## Additional Information

- Approx. 9,249 sq ft including triple garage
- Approx. 3 Acres
- EPC Rating: TBC
- Council Tax Band: H
- Mains water, electricity, drainage and fibre broadband
- Oil-fired heating system

# GRAFFHAM, PETWORTH, WEST SUSSEX, GU28



APPROXIMATE GROSS INTERNAL AREA: 8668 sq ft, 805m<sup>2</sup>  
 GARAGE: 581 sq ft, 54m<sup>2</sup>  
 TOTAL AREA: 9249 sq ft, 859m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**

Tenure: Freehold  
 Council Tax Band: H

**AWAITING EPC**



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

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Fine & Country Farnham, Godalming and Haslemere  
Cheyenne House, West Street, Farnham GU9 7EQ  
01252 560569 | farnham@fineandcountry.com

Fine & Country South East London  
47b Great Guildford Street, London Bridge, London SE1 0ES  
020 7635 2063 | southeastlondon@fineandcountry.com

