



# NYEWOOD HOUSE WEST

Nyewood, West Sussex GU31 5JL





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

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A grand and elegant country house with separate cottage set in beautiful, landscaped gardens and grounds of approximately 8.3 acres (3.38 ha) enjoying exceptional south facing panoramic views towards the South Downs

## Accommodation

**Main House:** Entrance Vestibule | Reception Hall | Boot Room | Cloakroom | Drawing Room | Sitting Room | Kitchen / Breakfast / Morning Room | Family Room | Study | Utility Room | Wine Store | 6 Bedrooms (2 with Ensuite Bathrooms) | Family Bathroom | Shower Room

**Separate Cottage:** Entrance Hall | Sitting Room | Dining Room | Kitchen | 2 Bedrooms | Bathroom

**Outside:** Private Drive | Extensive Parking | Garaging | Courtyard | 2 x Stables and Tack Room | Gardeners' WC | Swimming Pool | Pool House | Tennis Court | Field Shelter | Landscaped Gardens and Grounds including Ha-ha, Paddock / Meadow and Woodland extending in all to approximately 8.3 Acres (3.38 ha) | Exceptional South Facing Panoramic Views of the South Downs

Petersfield (and mainline station to London Waterloo) 6.3 miles | Midhurst 5.2 miles | Liphook 7.8 miles | Chichester 14.4 miles | Guildford 25 miles | Mileages and times approximate





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## THE PROPERTY

Nyewood House West is an attractive and elegant Victorian country house of much charm and character offering brick and stone facing elevations, incorporating three large imposing gabled bay windows to the southern facade, beneath a pitched and tiled roof. Arranged on two floors, the main house offers a sense of grandeur, being the majority portion of a former country house which was divided in two during the last century, with large rooms and high ceilings ideally suited for family living and entertaining purposes. Offering comfortable, well proportioned and versatile accommodation throughout, the house affords many wonderful features including open fireplaces, attractive large sash windows and wonderfully light south facing rooms with outstanding uninterrupted views across its own gardens and grounds towards the distant South Downs. In addition to the main house there is an attractive, self-contained, two bedroomed Annexe, accessed from the kitchen garden, which also enjoys its own privacy.

## OUTSIDE

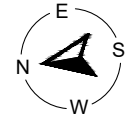
The property is approached via a long sweeping tree lined drive leading to an expansive parking and turning area and the impressive entrance to the house. The gardens and grounds are a particular feature of the property having been beautifully designed and landscaped offering various areas to relax and enjoy which include a rear terrace ideally suited for outside entertaining, spacious formal lawns abutting a ha-ha, well stocked mature floral beds, light woodland, a delightful private vegetable garden housing an Alitex greenhouse, attractive tiered water garden, gravelled boules court, resplendent rose clad arbours and a pergola rose walk amongst many other delightful features. At the eastern fringe of the garden is a tennis court, swimming pool and pool house and beyond the main formal, lawns and ha-ha is a further paddock / meadow housing a Field Shelter with storage room. The paddock is fully enclosed, gated and has a water supply. In all, the wonderful south facing and incredibly private gardens and grounds which enjoy mesmeric, uninterrupted panoramic views across neighbouring countryside towards the South Downs, extend to approximately 8.3 Acres (3.38 ha).

## LOCATION

Enjoying a wonderfully private, rural position on the fringe of the village of Nyewood, which is a thriving community located between Petersfield and Midhurst in the heart of the South Downs National Park. The nearby villages of Rogate and South Harting both offer a shop, pub, post office, primary school and church. The larger towns of Petersfield and Midhurst offer a more comprehensive range of shopping and recreational facilities and a mainline station at Petersfield serving both London and the south coast. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park School and in the state sector, TPS, whilst Bohunt, Churcher's Junior and Highfield and Bookham are located in Liphook. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.



Approximate Floor Area = 502 sq m / 5403 sq ft (Excluding Courtyard / Void)  
 Annexe = 76.9 sq m / 828 sq ft  
 Outbuilding = 121.8 sq m / 1311 sq ft  
 Total = 700.7 sq m / 7542 sq ft





**IMPORTANT NOTICE**

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

**GENERAL REMARKS**

**Method of Sale**

The property is offered for sale by private treaty.

**Rights of Way**

There are no public rights of way crossing the property

**Services**

Mains water, electricity and shared private drainage. Oil fired heating to main house. Electric heating to annexe. Propane gas serves the swimming pool boiler. Solar voltaic panels.

**Broadband availability**

Superfast available according to Ofcom.

**Mobile /Internet Coverage**

Good outdoors according to Ofcom.

**Tenure**

Freehold with vacant possession.

**Local Authority**

Chichester District Council

[www.chichester.gov.uk](http://www.chichester.gov.uk)

01243 785166

**Council Tax**

Band G

**EPC**

Main House – E45

Annexe – F26

**Postcode**

GU31 5JL

**Directions**

From Petersfield take the A272 towards Midhurst. Upon reaching the centre of Rogate turn right at the crossroads by the church signposted Harting / Nyewood. Follow the road for approximately 1.5 miles turning left into Dumpford Lane. The entrance to the property will be found on the right hand side after approximately 0.2 miles.

**What3Words**

///finders.fiery.charm

**Viewings**

By appointment with BCM WILSON HILL only

**NB** These particulars are as at March 2026.



**Petersfield**

01730 262 600

[petersfield@bcmwilsonhill.co.uk](mailto:petersfield@bcmwilsonhill.co.uk)

**Further offices at:** Winchester | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

