



## Heath End House, Heath End, Petworth, West Sussex, GU28 0JG

Offers in the Region of £1,750,000 (Freehold)





## Heath End House, Heath End, Petworth, GU28

As one of the largest houses in the area, Heath End House and its surroundings provide an excellent opportunity for a new owner to enjoy the lifestyle opportunities associated with this highly sought-after part of West Sussex.

Heath End House is a substantial detached family home, offering exceptionally versatile accommodation with generous proportions throughout. Occupying a private setting within the South Downs National Park, the property sits within grounds of approximately 1.5 acres and is framed by mature woodland, creating a peaceful backdrop while also enjoying direct access to the surrounding countryside. This attractive position offers both privacy and a strong connection to nature, making it well suited to family living and entertaining.

The property is approached via a gated driveway leading to a welcoming entrance. Double doors open into a generous reception hall, setting the tone for the space and character found throughout the house. A fireplace with a wood-burning stove provides an attractive focal point, while the hall also gives access to the main staircase, principal reception rooms and wider ground floor accommodation.

Accessed from the entrance hall, the elegant triple-aspect drawing room is one of six well-proportioned and highly flexible reception rooms. Overlooking the landscaped grounds, this room benefits from two sets of bi-fold doors opening directly onto the garden, allowing natural light to fill the space and creating a seamless connection between indoors and out. A fireplace further enhances the room, while its generous dimensions allow for a variety of furniture arrangements.

The formal dining room is another impressive reception space, well suited to hosting family gatherings and dinner parties. Its position allows for easy access to the kitchen, which is substantial in size and provides ample space for informal dining. The layout offers excellent storage and functionality and presents a fantastic opportunity for a bespoke design.

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As the hub of the home, the kitchen also provides access to a number of additional reception rooms, a modern conservatory and a large utility and laundry room, complete with pantry storage, built-in cupboards and direct access to the grounds.

Further enhancing the flexibility of the ground floor are three additional reception rooms located adjacent to the kitchen. These currently comprise a library / snug, family room and dedicated study, although they could easily be adapted to suit a variety of needs.

To the first floor, the accommodation continues with five generous bedrooms. The principal bedroom suite is particularly noteworthy, enjoying dual-aspect views, excellent proportions and a spacious ensuite bathroom. The four remaining bedrooms are all comfortable doubles, benefiting from built-in storage and attractive views across the grounds.

A further feature of Heath End House is the substantial games room, which adds another dimension to the property's appeal. Accessed via a spiral staircase, this impressive space features a high vaulted ceiling and offers excellent versatility. It currently incorporates a six-person sauna, built-in bar area and ample floor space, with double doors opening directly onto a large rooftop sun terrace. Enjoying elevated views across the grounds, this space is well suited to entertaining, hobbies or simply relaxing.

Externally, Heath End House is set centrally within its wraparound grounds of approximately 1.5 acres, which are predominantly laid to lawn and interspersed with mature trees and established planting. The surrounding woodland and countryside create a strong sense of privacy while providing attractive views from all aspects of the house. The grounds offer ample space for family life, outdoor entertaining, gardening pursuits and making the most of the peaceful rural setting.

In addition, there is an open-sided garage with an electric door, along with extensive off-road parking, making the property well suited to car enthusiasts, multi-generational households or families with several vehicles.



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## **Location:**

Heath End is an attractive and exclusive hamlet nestled within the heart of the South Downs National Park, ideally positioned between the historic market towns of Petworth and Midhurst, with the cathedral city of Chichester and the picturesque town of Arundel also within easy reach.

The area is renowned for its outstanding natural beauty and offers a wealth of outdoor pursuits, including walking, cycling and horse riding across miles of unspoilt countryside. Nearby Goodwood is home to the internationally acclaimed Festival of Speed, Goodwood Revival and renowned horse racing events, while the prestigious Cowdray Estate provides exceptional opportunities for golf, polo and country sports.

This highly desirable location is further enhanced by a growing collection of local vineyards and wineries, reflecting the area's reputation as one of England's premier wine-producing regions. Residents enjoy a strong sense of community, supported by a village store and an excellent selection of traditional country pubs and restaurants nearby.

Families are well served by a range of highly regarded schools, including the popular Seaford College, whilst commuters benefit from convenient rail connections to London from both Pulborough and Haslemere stations. Combining rural tranquillity with excellent amenities and connectivity, Heath End offers an exceptional lifestyle in one of West Sussex's most sought-after locations.

## **Services:**

Private Drainage / Oil Fired Central Heating / Water / Electric

**EPC:** E

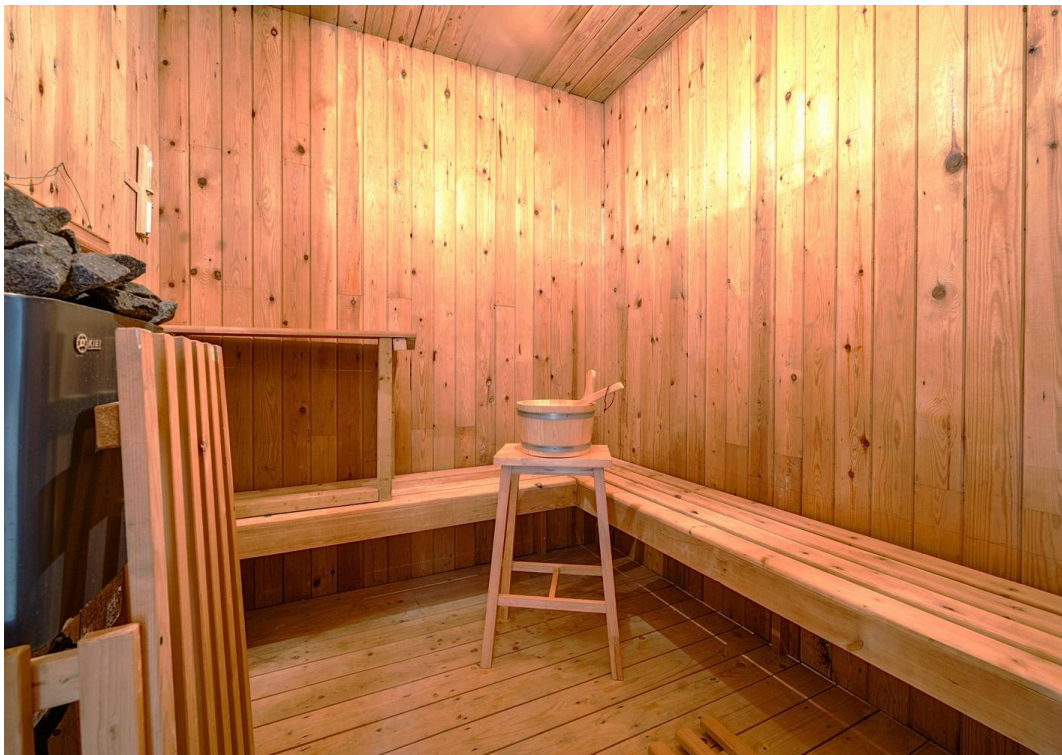
**Council Band:** G - £4,140.15 (2026/2027)

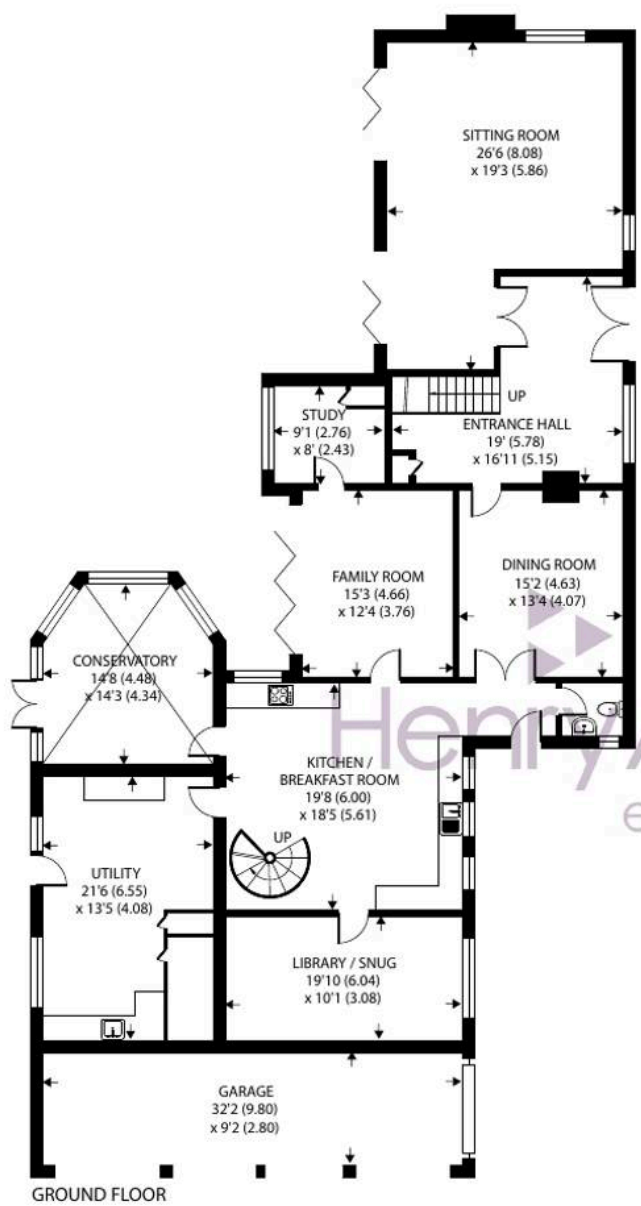












Approximate Area = 4026 sq ft / 374 sq m (excludes garage and balcony)

For identification only - Not to scale











## Henry Adams – Midhurst

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.