



HOWICK

Kirdford, West Sussex



A CHARMING AND SPACIOUS FAMILY HOME OFFERING AROUND 12 ACRES OF LAND AND COMPLETE PROTECTION AND PRIVACY.

Summary of accommodation

Reception hall | Drawing room | Family room | Kitchen/breakfast room | Dining room | Study | Boot room | WC | Cellar

Principal bedroom with en suite bathroom and dressing room | Six further bedrooms with two bathrooms

Double garage with large workshop | Wine cellar | Pool changing room with shower and sauna | Further outbuildings including games room and oil tank store

One bedroom apartment with bathroom and living area/office, situated above the double garage and workshop

Swimming pool | Tennis court | Stream | Bluebell woodland | Lake

In all about 11.99 acres

Distances: Kirdford 2 miles, Petworth 5.5 miles, Billingshurst 7.3 miles (London Victoria 65 minutes), Haslemere 9.4 miles (London Waterloo 53 minutes)

Midhurst 10.4 miles, Guildford 19 miles, Gatwick 29.2 miles, Heathrow 40.8 miles, London 51 miles

(All distances and times are approximate)



SITUATION

Local Amenities: Kirdford has an award-winning village shop, a village hall, church and celebrity-owned pub.

Shopping: Petworth, Billingshurst, Midhurst, Haslemere, Guildford and Chichester.

Golf: Various golf courses including Cowdray Park, West Sussex Golf Club and a well-regarded course at Goodwood.

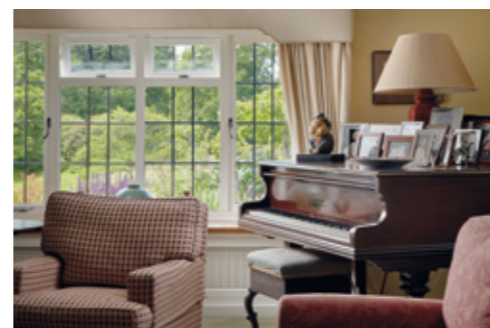
Polo: Cowdray Park.

Horse racing: Goodwood and Fontwell.

Sailing: Can be enjoyed at Chichester Harbour and other centres along the south coast.

Walking: Walking and riding on numerous footpaths in the Souths Downs area.

Schools: There are many excellent schools in the area from primary through to secondary & further education, including The Royal School in Haslemere, The Royal Grammar School in Guildford, Seaford College, Westbourne House, Windlesham, Amesbury and Cranleigh School.



HOWICK

This delightful family home has been in the same hands for over four decades and offers a rare chance to enjoy a peaceful lifestyle in a truly special setting. The house dates back to around 1690 so offers charm and character throughout.

Howick is an exceptional country residence, offering six elegant bedrooms together with versatile secondary accommodation.

Set within approximately 12 acres of private land, Howick is designed for both leisure and refinement, featuring a swimming pool, tennis court, orchard, fruit cages a slow running stream which feeds into a lake at the bottom of the land. A private golf hole adds a rare and distinctive touch.

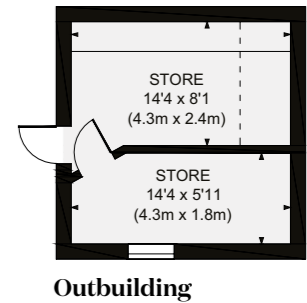
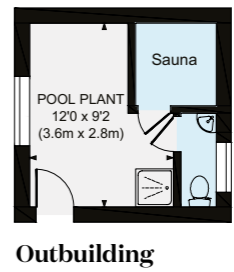
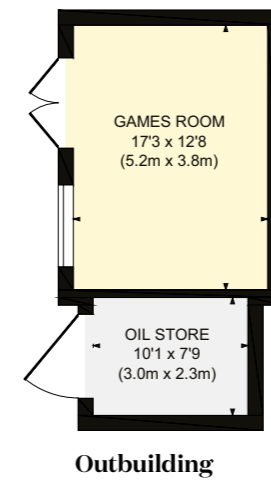
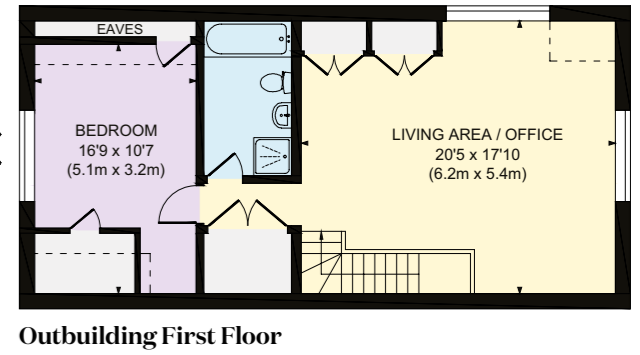
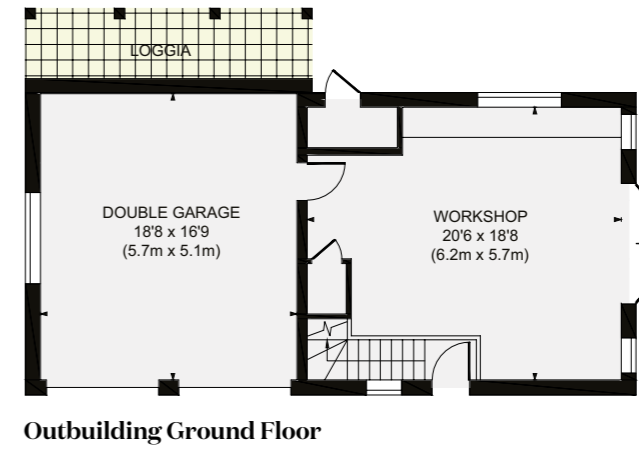
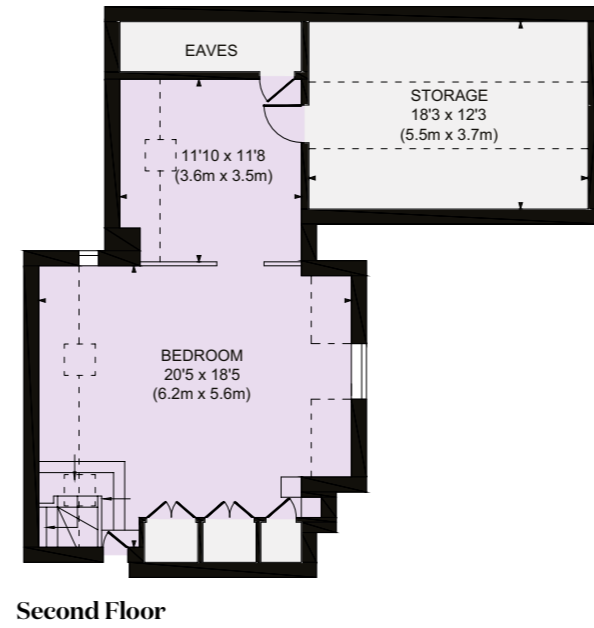
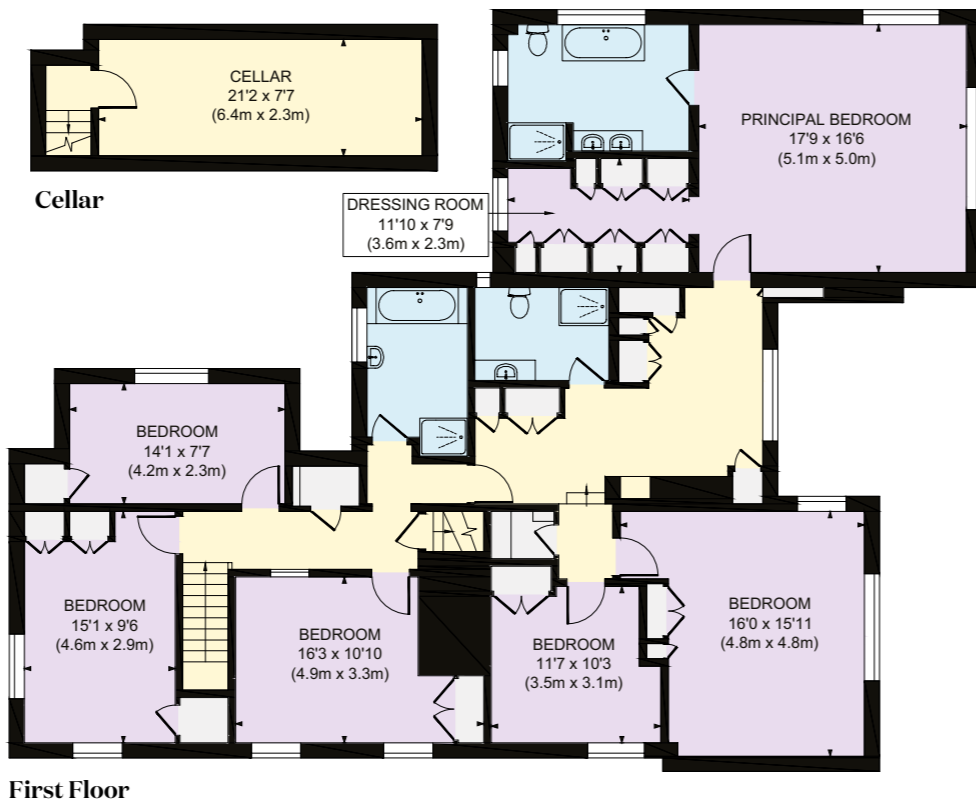
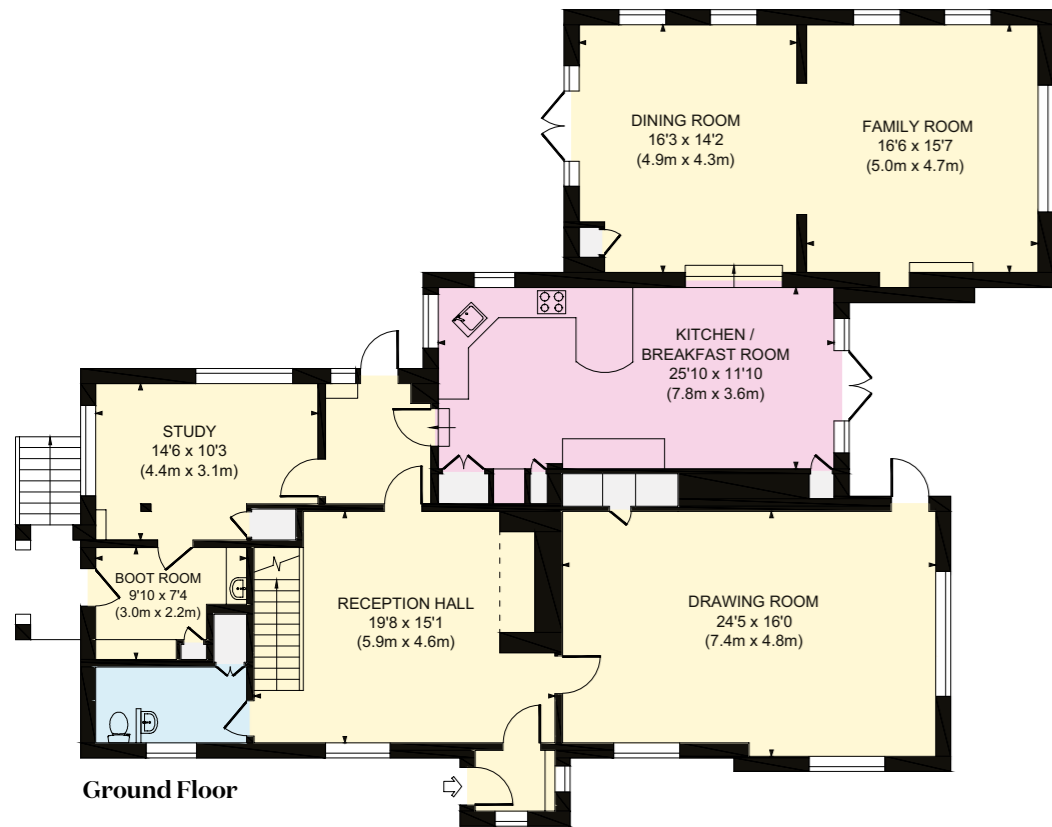
The house has been sympathetically extended over time, culminating in a striking contemporary kitchen and family space that blends modern luxury with timeless character.







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



Approximate Gross Internal Area
 Main House 4727 sq. ft / 439.12 sq. m
 Outbuildings 2006 sq. ft / 186.32 sq. m
 Total 6730 sq. ft / 625.44 sq. m
 (Excluding Eaves)

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.







PROPERTY INFORMATION

Services: The property benefits from mains electricity and water, together with oil-fired central heating and private drainage. There is an air source heat pump for the swimming pool.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band G

EPC: E

Directions

What3words: ///soothing.rash.canoe

Viewings: Strictly by appointment with Knight Frank LLP.

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