UPPER BLACKDOWN HOUSE

BLACKDOWN, HASLEMERE, WEST SUSSEX

house. PARTNERSHIP | Knight Frank

UPPER BLACKDOWN HOUSE

BLACKDOWN, HASLEMERE, WEST SUSSEX, GU27 3BS

'A REMARKABLE MANOR HOUSE CONSTRUCTED IN 2015 OUT OF HAND CUT LOCAL FITTLEWORTH STONE STYLED WITH ADAPTATIONS OF 1920'S QUEEN ANNE REVIVAL. UPPER BLACKDOWN HOUSE WAS DESIGNED BY THE RENOWNED IAN ADAM-SMITH AND IS SPECTACULARLY POSITIONED ON THE SLOPES OF BLACKDOWN, THE HIGHEST POINT IN SUSSEX.'

Reception hall | Drawing room | Study | Loggia | Dining room | Kitchen / Dining room | Pantry | Utility room
Cloakroom | Second study | Shower room | Boot room

Principal bedroom suite with dressing room and two bath and shower rooms | Five further bedrooms,
three en suite, one 'Jack & Jill' bathroom | Two further bedrooms, one en suite, one bath and shower room

Annexe Area: Bedroom | Kitchen | Sitting room | Bathroom

Plant room | Gym | Cinema room | Wine cellar | Staff kitchen/utility room | Store rooms

Double garage with pool room | Garage | Greenhouse | Swimming Pool & Jacuzzi

In about 11.6 acres

Distances: Haslemere 3.7 miles (National Rail 50 minutes to London Waterloo) | Midhurst and Cowdray Park Polo 6.5 miles
Petworth 7.5 miles | Goodwood 15 miles | Guildford 18 miles | Chichester 18 miles | London 48 miles

house. PARTNERSHIP | Knight Frank

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Set in the South Downs National Park, with breath-taking views, a stunning stone country house designed by Ian Adam-Smith and built in 2015.

Blackdown is the highest point within Sussex and the South Downs National Park, within easy access of Haslemere, a market town offering a great selection of shops, restaurants, supermarkets and schools. There is a main line station offering a fast and frequent service to London and the south coast.

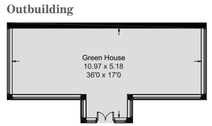
The quality of the architecture and construction warranted a front cover appearance in Country Life, which is rarely awarded and cannot be purchased, and ensures its legacy as an historic house through time.

This is a modern yet timeless property, with stone mullions and modern infrastructure, including ground source heating. With over 11,000 sq ft of elegant and grand accommodation, including numerous reception rooms and entertaining spaces, the heart of the house is a superb kitchen / breakfast / family room with vaulted ceiling, large windows and doors onto a large terrace with spectacular views. There is a principal bedroom suite, with twin bathrooms, and numerous further bedroom suites including family suites for guests.

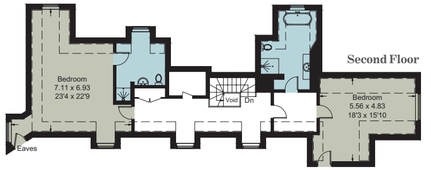
FLOOR PLAN

Lower Ground Floor

Ground Floor



Outbuilding



Second Floor

First Floor

Approximate Gross Internal Area
Upper Blackdown House: 1,055.4 sq m / 11,361 sq ft
Outbuildings: 141.0 sq m / 1,518 sq ft
Total: 1,196.4 sq m / 12,879 sq ft
For identification only. Not to scale.
Buildings not shown in actual location / orientation.

The gardens and grounds are a superb feature, with walkways through well-stocked and colourful specimen tree and plants, including rhododendrons, azaleas and acer trees.

There is a walled kitchen garden, with fruit trees and substantial glass house, plus a substantial walled terrace houses the swimming pool which, has a Mediterranean feel.

PROPERTY INFORMATION

EPC: Rated C

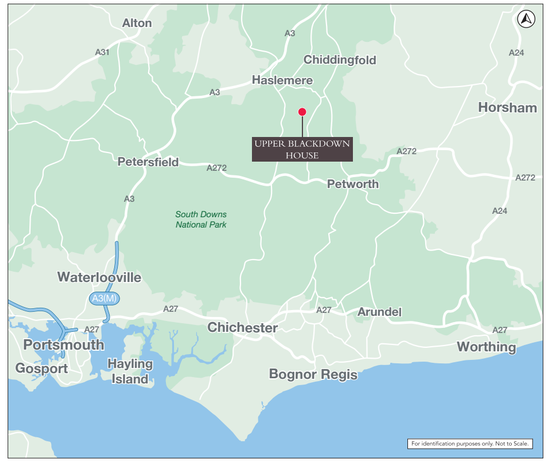
Services: Mains electricity; private water and drainage; LPG; ground source heat pump; underfloor heating.

Postcode: GU27 3BS

What3words: ///fire.fellow.adjusting (takes you to the start of the driveway)

Local Authority: Chichester District Council (01243 785166) and South Downs National Park Authority (01730 814810).

Council Tax: Band H



Viewing strictly by appointment only. Please contact the selling agents:

Knight Frank

knightfrank.com

Knight Frank National Country Department
55 Baker Street
London W1U 8AN

Oliver Rodbourne
+44 (0)20 7861 1093
oliver.rodbourne@knightfrank.com

Knight Frank Haslemere
1 West Street
Haslemere GU27 2AB

Russell Grieve
+44 (0)1428 770560
russell.grieve@knightfrank.com

house. PARTNERSHIP

housepartnership.co.uk

House Partnership
Astra House, The Common
Cranleigh, Surrey GU6 8RZ

David Carter
+44 (0)1483 266705
dcarter@housepartnership.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement. Particulars dated September 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure produced by Bespoke Brochures | bespokebrochures.co

house.
PARTNERSHIP

Knight Frank