



Cedar House, Blue Cedars Close, Ham Manor, Angmering

Guide Price £1,150,000

A Distinguished Home Located on the Highly Regarded Ham Manor Private Estate

An exceptional golf course home with direct private access onto the renowned Ham Manor Golf Course, swimming pool and beautifully landscaped west-facing garden, set within one of West Sussex's most exclusive private estates.

Cedar House is a distinguished detached residence, originally built in 1925 as one of the original homes created alongside the prestigious Ham Manor Golf Course. Positioned within the private Ham Manor Estate, the property enjoys the rare privilege of direct garden access onto the fairway, allowing you to take a buggy straight from your grounds onto the course and fully embrace the Ham Manor golf lifestyle. The clubhouse is just a short walk away, offering both golf and social membership within this highly regarded private community.

The house offers generous and beautifully balanced accommodation, combining original character with modern enhancements. A superbly redesigned kitchen/breakfast room forms the heart of the home and is complemented by a separate utility room. Two elegant reception rooms provide excellent entertaining space, both featuring attractive fireplaces and garden outlooks.

The bedroom accommodation is arranged over the first floor with five bedrooms, including a spacious principal suite with ensuite. The layout was formerly six bedrooms and offers flexibility for buyers who may wish to reinstate this arrangement.



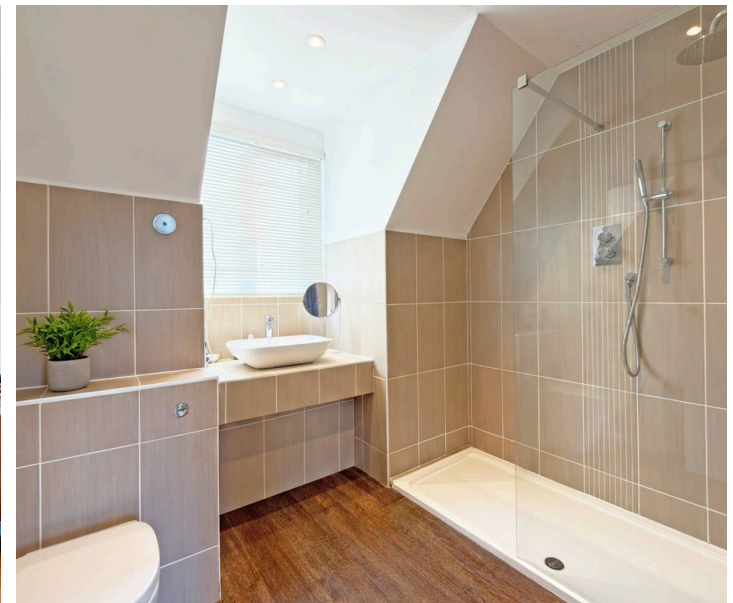
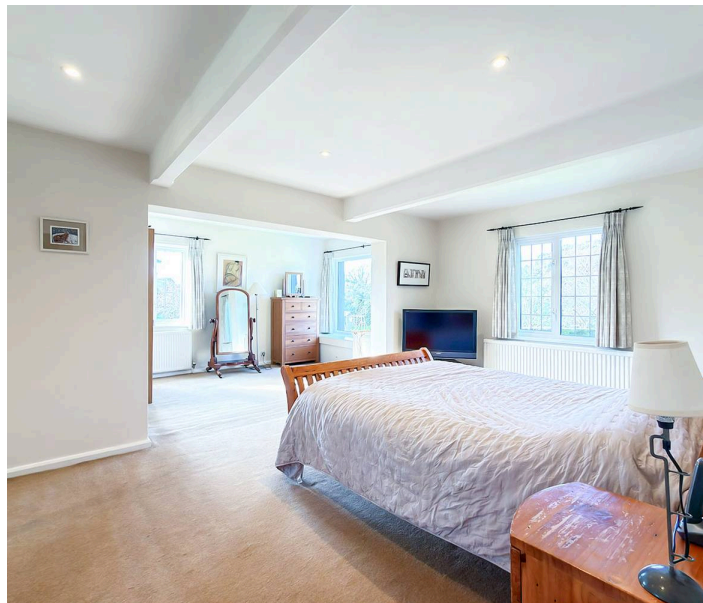


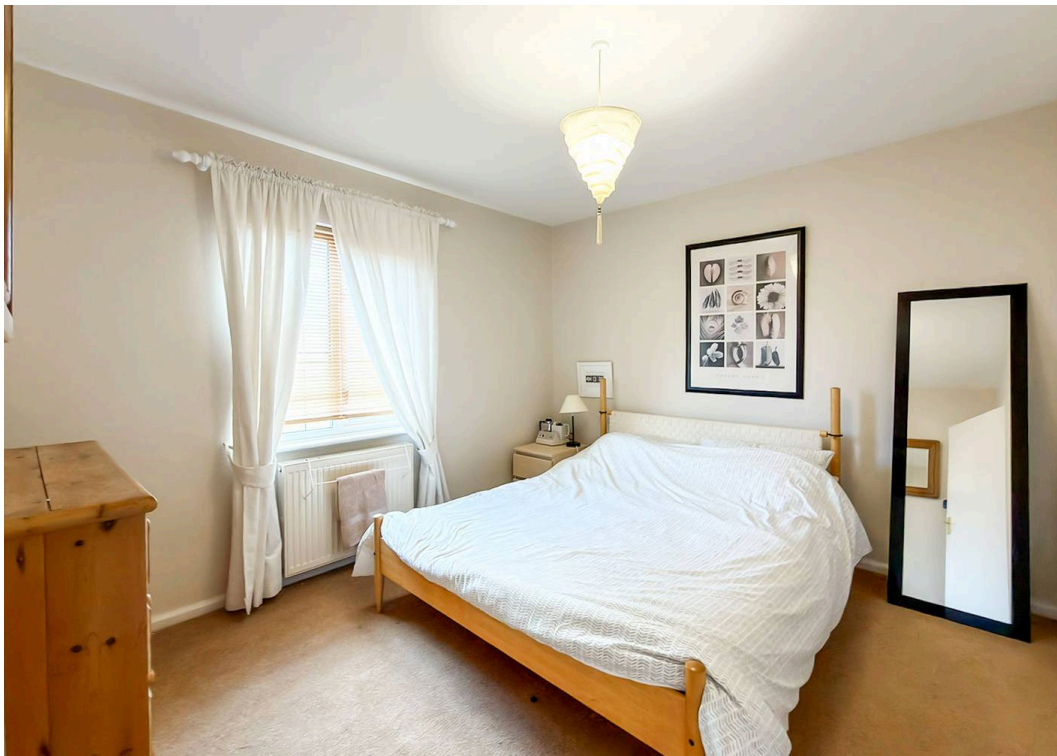
A ground floor office with adjoining shower room offers excellent versatility and could easily serve as an annex, guest suite, or workspace.

The west-facing garden is a particular highlight, enjoying a high degree of privacy and direct access onto Ham Manor Golf Course. Designed for both relaxation and entertaining, it features a heated swimming pool, generous terraces, and a pool/garden room suitable for leisure or home working. The peaceful setting, with no through traffic, enhances the sense of exclusivity. The property also benefits from a double garage and private driveway parking for multiple vehicles and is presented in excellent decorative order throughout.

Ham Manor Private Estate is widely regarded as one of the South Coast's premier private residential golf estates, offering a unique combination of privacy, community and lifestyle. Angmering village is nearby, with local shops, cafés and amenities, while the coast is just a short drive away. Angmering mainline station provides direct services to London Victoria and Gatwick Airport.

Homes in this position, with direct access onto Ham Manor Golf Course, are rarely available, and Cedar House represents a unique opportunity to acquire one of the estate's original and most desirable golf course homes.





Cedar House is one of the original eighteen residences built in 1925 alongside the creation of the celebrated 18-hole course at Ham Manor, and it still retains a number of charming period features, including original parquet flooring in the welcoming entrance hall. Having been held for over three decades, this represents an exceptional opportunity to acquire a landmark home in an enviable and tightly held location.

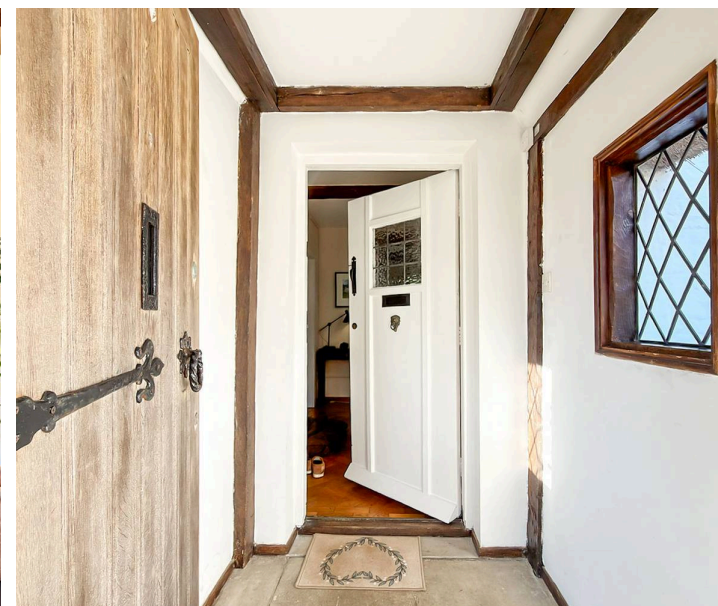
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria – blending historic charm with modern convenience.

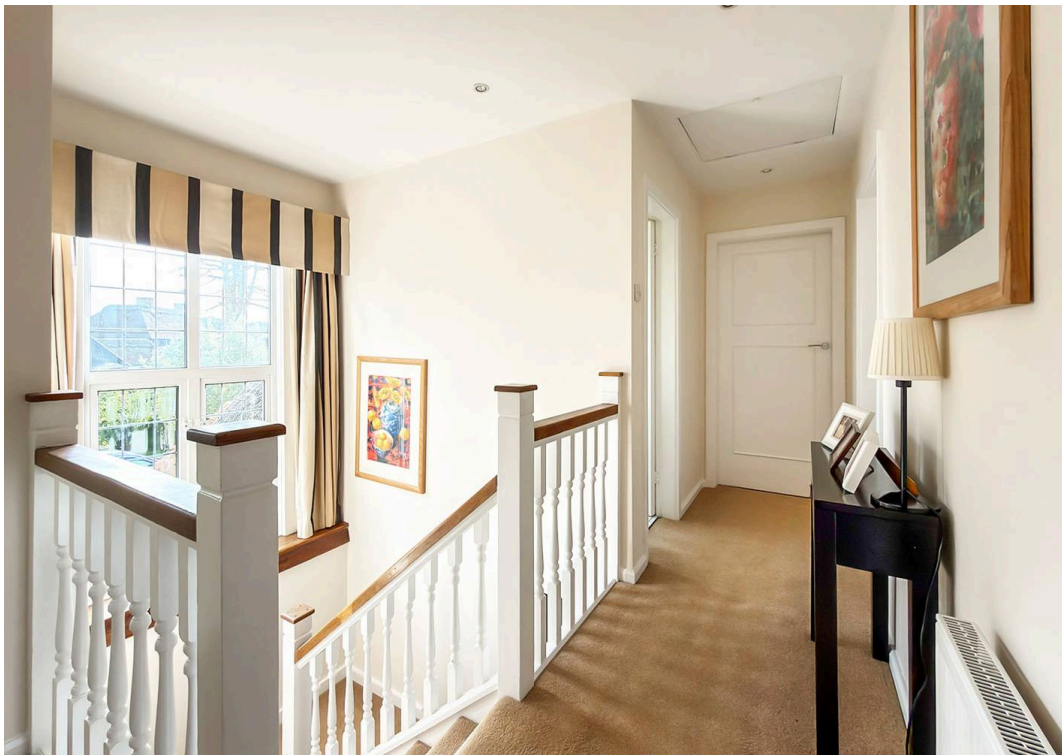
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

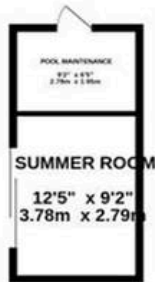
EPC Environmental Impact Rating: E







SWIMMING POOL



SUMMER ROOM

12'5" x 9'2"
3.78m x 2.79m

ROOF MAINTENANCE
8'2" x 1'1"
2.70m x 0.33m



DRESSING AREA
12'3" x 7'11"
3.74m x 2.42m

BEDROOM 1
16'8" x 11'7"
5.07m x 3.54m

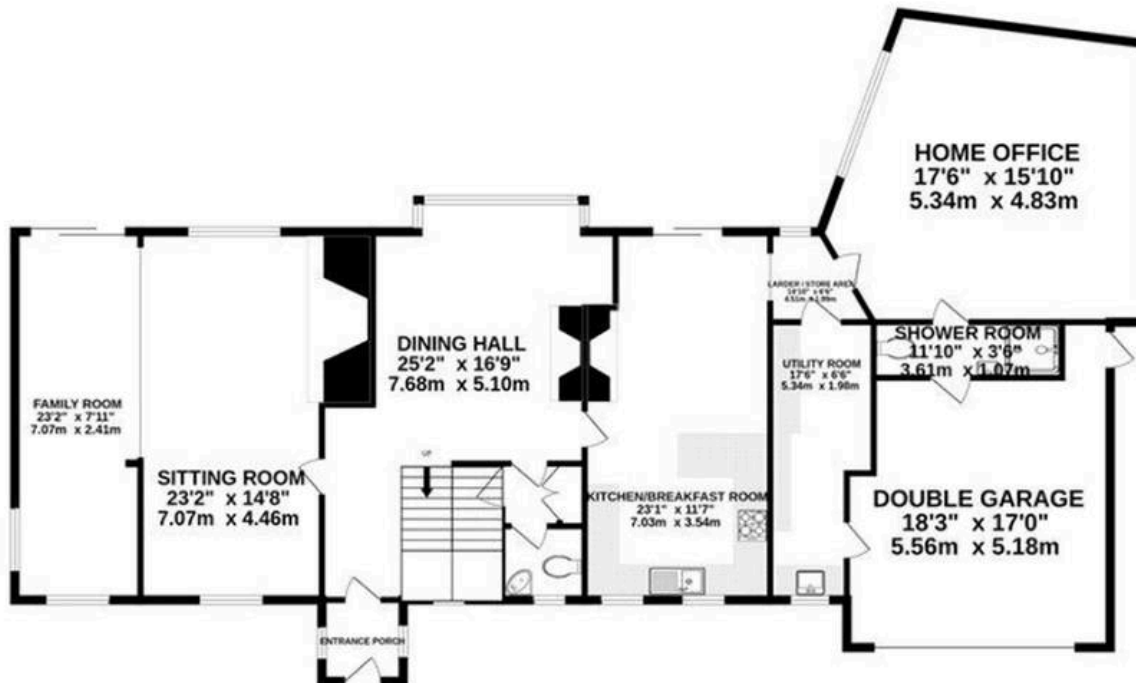
BEDROOM 2
(COULD SPLIT TO TWO BEDS)
17'11" x 12'4"
5.46m x 3.77m

BEDROOM 3
12'1" x 10'4"
3.68m x 3.16m

BEDROOM 4
11'9" x 8'0"
3.57m x 2.44m

LANDING

5'9" x 3'5"
1.67m x 1.07m



FAMILY ROOM
23'2" x 7'11"
7.07m x 2.41m

SITTING ROOM
23'2" x 14'8"
7.07m x 4.46m

DINING HALL
25'2" x 16'9"
7.68m x 5.10m

KITCHEN/BREAKFAST ROOM
23'1" x 11'7"
7.03m x 3.54m

HOME OFFICE
17'6" x 15'10"
5.34m x 4.83m

SHOWER ROOM
11'10" x 3'8"
3.61m x 1.07m

LARGE STORE AREA
10'10" x 15'1"
3.30m x 4.60m

UTILITY ROOM
17'6" x 6'6"
5.34m x 1.98m

DOUBLE GARAGE
18'3" x 17'0"
5.56m x 5.18m

ENTRANCE PORCH

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