



Fair Acres
Graffham | Petworth | West Sussex | GU28 0NZ

FAIR ACRES

A distinguished country estate combining elegant family living with outstanding leisure facilities, beautifully landscaped gardens, extensive ancillary accommodation, a separately titled cottage and exceptional privacy, all complemented by breathtaking panoramic views across the South Downs.



Set within approximately fifteen acres of exquisitely landscaped grounds in the heart of the South Downs National Park, Fair Acres is an exceptional country estate offering remarkable privacy, timeless elegance and an enviable lifestyle. Approached through two sets of electrically operated gates, an impressive driveway winds through beautifully maintained grounds before revealing this distinguished residence, creating a wonderful sense of arrival befitting such an exceptional home.

Constructed during the 1970s in an elegant Neo-Continental style, the property is distinguished by graceful arches, classical columns and its striking white Tyrolean-rendered façade. Once admired and coveted by a prominent politician, Fair Acres has, above all, remained a cherished family home where generations have gathered, celebrated and flourished.

Occupying an enviable south-facing position, the estate enjoys magnificent panoramic views across the rolling hills of the South Downs. Designed for those seeking peace and seclusion, the estate offers a rare sanctuary within one of West Sussex's most sought-after rural settings.

The principal residence has been thoughtfully designed for both grand entertaining and comfortable family living. Elegant, well-proportioned reception rooms provide a wonderful balance of sophistication and warmth, with beautiful fireplaces creating inviting spaces throughout the seasons. At the heart of the home, the principal drawing room flows seamlessly into a delightful sunroom, where uninterrupted views across the gardens provide the perfect setting for a peaceful morning coffee or relaxed afternoon with family and friends.

The welcoming kitchen has been thoughtfully arranged for everyday family life, complemented by a separate larder and generous preparation space.

One of Fair Acres most captivating features is its magnificent library, complete with bespoke fitted shelving and a concealed door leading through a hidden passageway to an exceptional private leisure complex. Beneath an impressive, glazed roof canopy lies a superb heated indoor swimming pool with adjoining sauna and wellness facilities, creating a luxurious private retreat rarely found in country homes.

A dedicated cinema room, complete with remotely operated blackout blinds, provides the perfect venue for family evenings or entertaining guests.

























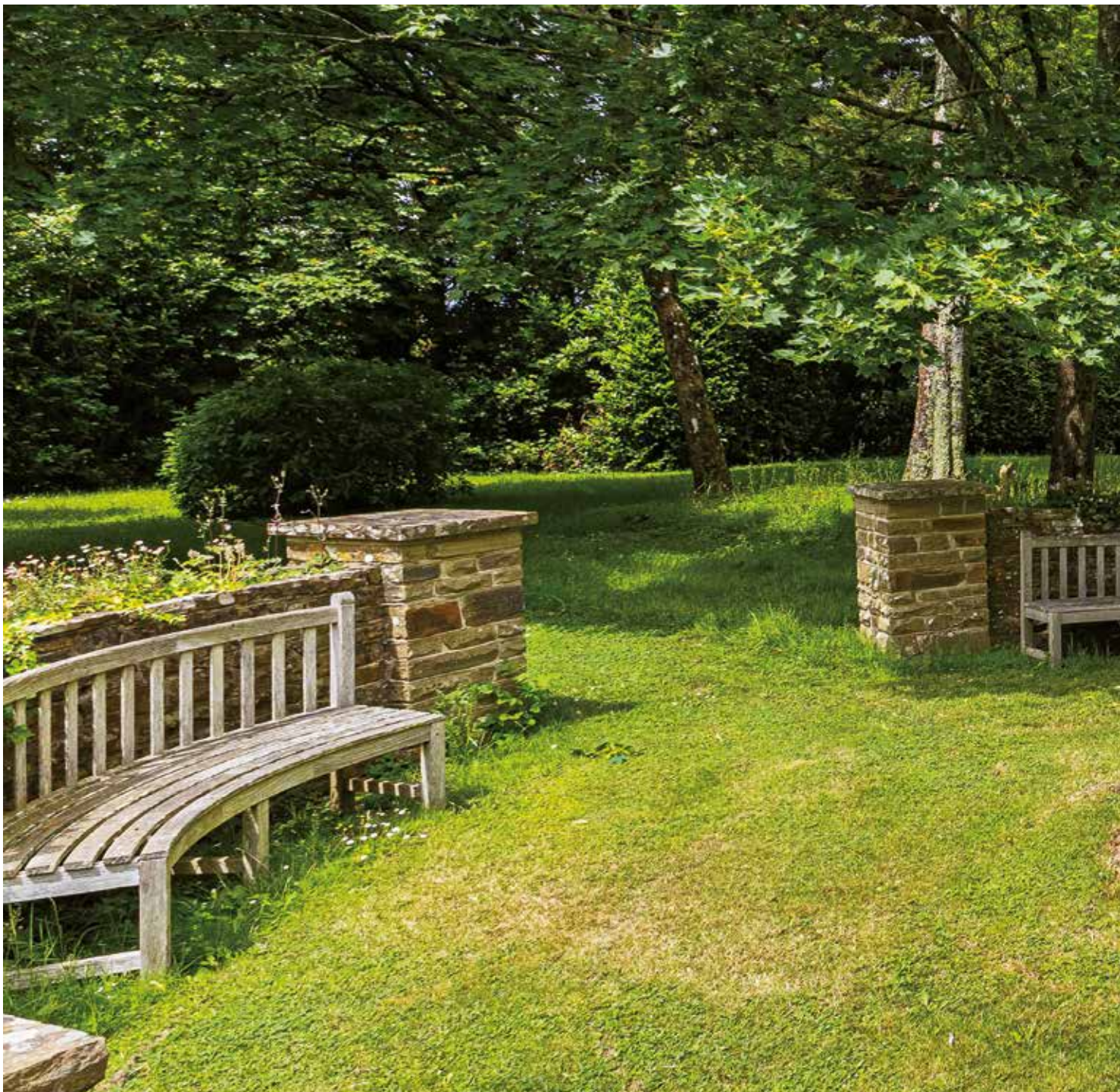
Outside, the estate is equally impressive. Italian-inspired gardens, elegant pergolas, ornamental water features and expansive stone terraces create a series of superb outdoor entertaining spaces, while mature specimen trees, sweeping lawns, tranquil ponds and a picturesque lake combine to create a landscape of remarkable beauty throughout the seasons. A full-size tennis court further enhances the outstanding lifestyle on offer, providing first-class recreational facilities within the privacy of the estate.

Supporting the principal residence is an extensive collection of ancillary accommodation and outbuildings. A substantial self-contained annexe with adjoining garaging offers ideal accommodation for extended family, guests or staff, providing further flexibility for multi-generational living or independent occupation. Additional outbuildings provide extensive garaging, workshops, storage and further potential, subject to the necessary consents.

A particularly attractive feature of the estate is the delightful, detached cottage, positioned within its own beautifully private one-acre plot and held under a separate title. Enjoying wonderful countryside views, the cottage presents a rare degree of flexibility and may be acquired as part of the estate or purchased separately, creating an exceptional opportunity for buyers seeking additional accommodation, an investment, or an independent family residence.

Despite its wonderfully secluded setting, Fair Acres enjoys the best of village life. Scenic walks begin directly from the doorstep, leading into the breathtaking South Downs National Park. The welcoming village offers a popular local shop with fresh produce, charming country pubs, restaurants and a thriving community, while the historic market town of Petworth is only a short drive away. Excellent schools are within easy reach, and rail services from Pulborough provide convenient connections to London, making Fair Acres equally suited as a permanent residence or an exceptional country retreat.

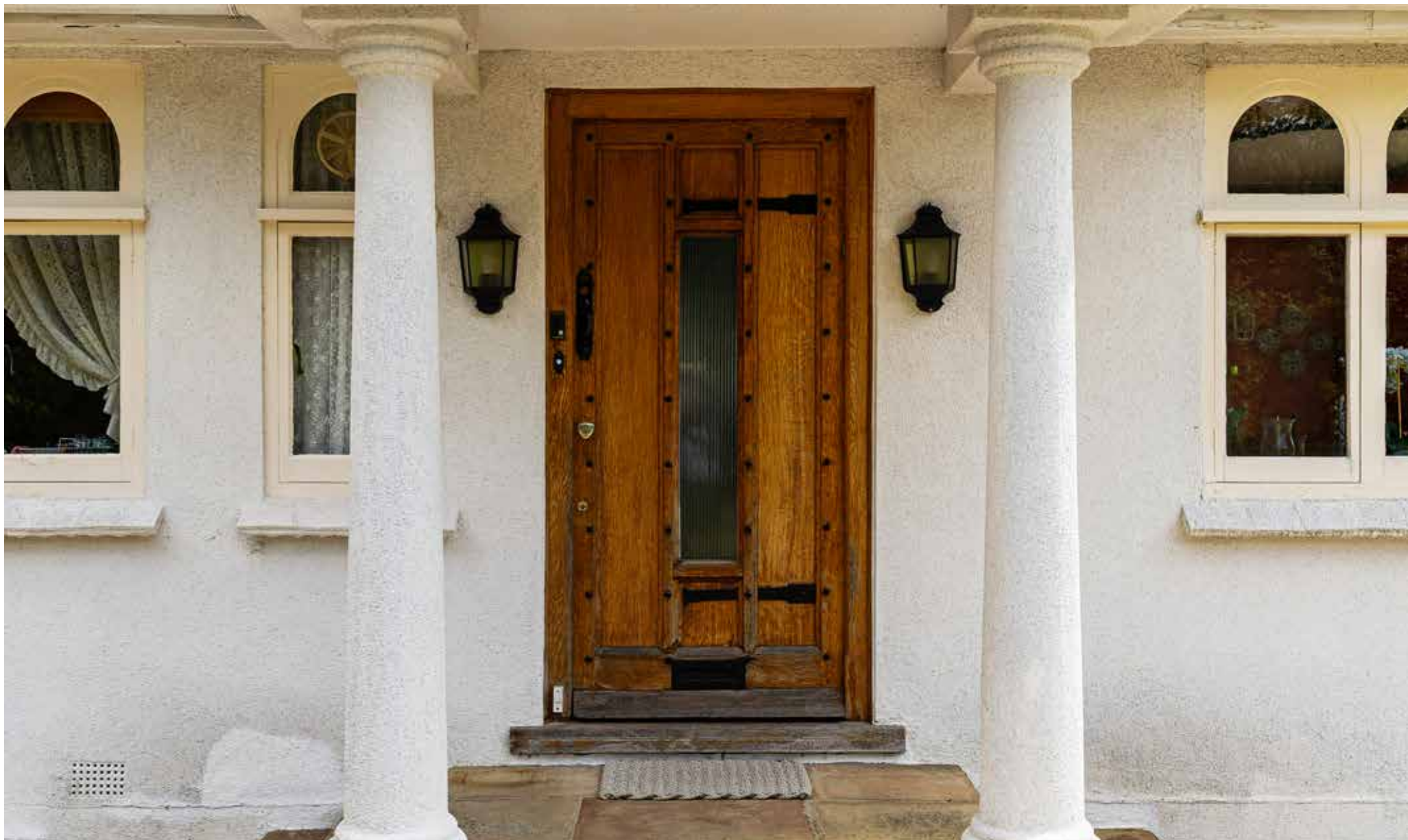
Rarely does a country estate unite such architectural distinction, magnificent reception rooms, outstanding leisure facilities, extensive ancillary accommodation and beautifully landscaped grounds with the versatility of a separately titled cottage. Fair Acres represents one of West Sussex's most distinguished private estates, offering an extraordinary lifestyle in the heart of some of England's most beautiful countryside.











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Approximate Floor Area = 438.6 sq m / 4721 sq ft
 Annexe = 94.3 sq m / 1015 sq ft
 Cottage = 75.4 sq m / 812 sq ft
 Outbuildings = 114.3 sq m / 1230 sq ft
 Total = 722.6 sq m / 7778 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99875



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