



**Warehead House,
Halnaker,
Chichester,
PO18 0NF**

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Established 1890

A handsome double fronted Georgian house extending to nearly 7,000 sq.ft. nestled in the heart of The South Downs National Park



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EXEMPT



6,819
sq. ft.

DESCRIPTION:

A fine Grade II listed double fronted Georgian house located in the popular downland village of Halnaker. The property is situated [approximately] four miles Northeast of Chichester and some two miles East of Goodwood House. The house, which requires modernisation, is believed to have been built around 1845, as part of the Goodwood Estate. The house benefits from wonderful high ceilings and retains its period features throughout.

The property is approached via a sweeping drive which leads to the striking double fronted flint façade, being the Eastern elevation of the house. The front door opens into the impressive entrance hall which provides access to most of the ground floor accommodation which comprises four reception rooms all with original open fireplaces; including a spacious drawing room, an elegant dining room, the "long room" with dining space for as many as 40 guests, a snug, kitchen and a breakfast room. To the rear of the main house is the boiler room and utility space, a rear lobby and downstairs loo. This area also provides access to the South facing orangery. Stairs down to the basement from the entrance hall provide access to a substantial wine cellar divided into two rooms.

The expansive first floor landing provides access to all of the first floor accommodation; the master suite (comprising a large bedroom, a spacious ensuite bathroom and a dressing room), two double bedrooms (both with ensuite bathrooms), a fourth double bedroom and a family bathroom.

Attached to the Western end of the house is the Cottage, which provides excellent additional accommodation comprising; on the ground floor a kitchen, sitting room and dining room and on the first floor, three good size bedrooms and a family bathroom. The Cottage is connected to the main house at ground floor level. The selling agent suggests that, subject to obtaining the requisite planning consents, there is

potential to connect fully the two houses, should the buyer wish to make a larger single dwelling.

OUTSIDE:

The house is surrounded in its entirety by wonderful gardens with a range of mature flower beds and a multitude of tree species. Features of the garden include; to the North of the main house a large sunken lawn, with a pond, an East facing garden surrounding the picturesque driveway, and South and West facing lawns, both offering downland views. The garden has a wonderful selection of mature trees, hedges and climbers which ensure the property enjoys privacy and seclusion.

Adjacent to the Cottage, there is a fully serviced triple garage with metal up and over doors, a garden store (with two separate rooms) and a greenhouse. The house is approached via a gateway with two brick piers leading to a circular gravel driveway at the front of the property with a central grass island and parking area. Extensive additional parking is also available both to the rear of the main house and in front of the Cottage.





LOCATION:

Warehead House is located in the village of Halnaker, approximately four miles Northeast of the city of Chichester. The village is well known for both its proximity to the Goodwood Estate (and its related sporting facilities) and for being the home of the Tinwood Estate, established in 2006 to produce fine award winning English sparkling wine. The village features the Halnaker Windmill, an iconic landmark within the South Downs National Park and also has its own gastro pub, The Anglesey Arms.

Listed building entry number – 1026407; List entry early C19. Two storeys. Three windows. Faced with knapped flints with red brick dressings and quoins. Eaves cornice. Hipped tiled roof. Windows with Venetian shutters and glazing bars intact. Square porch.





Warehead House , Halnaker, Chichester, PO18 0NF



Services: mains water and electricity, private drainage, oil fired central heating.

Council tax banding: House - H, Cottage - B

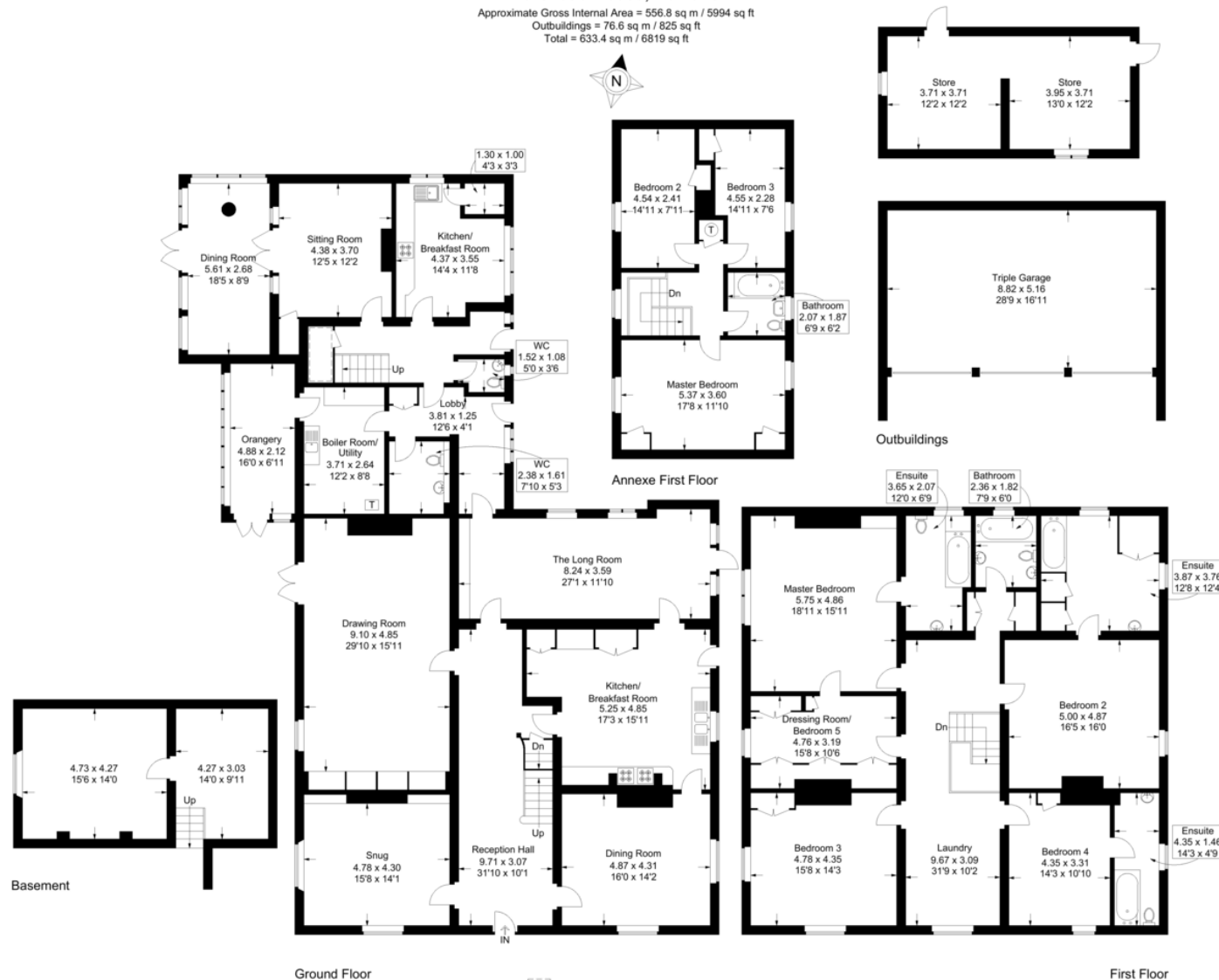
Local Authority: Chichester District Council

EPC - Exempt

FLOORPLAN

Warehead House, Halnaker

Approximate Gross Internal Area = 556.8 sq m / 5994 sq ft
Outbuildings = 76.6 sq m / 825 sq ft
Total = 633.4 sq m / 6819 sq ft



DIRECTIONS

From Chichester follow signposts to Petworth on the A285 Stane Street, passing through Maudlin. On reaching Halnaker village, having passed The Anglesey Arms continue for approximately 1/3 of a mile and the entrance to Warehead House will be found on the left-hand side.

What3Words –
impaired.historic.inspected

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