



FIELD PLACE CLIPPING

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Established 1890

JACKSON-STOPS 

**FIELD PLACE, CHURCH LANE,
CLIMPING, WEST SUSSEX**

**GUIDE PRICE: £1,395,000
FREEHOLD**

An elegant and spacious five bedroom detached family house, believed to have been originally built in 1936 and benefitting an ongoing program of modernisation by the current owners since 2014, occupying a plot of over 3 acres.



DISTANCE

CLIMPING BEACH 2 MILES

ARUNDEL 3.5 MILES

CHICHESTER 11 MILES

LONDON 88 MILES

GROUND FLOOR

- Reception Hall
- Drawing Room
- Kitchen/Dining/Family Room
- Study/Bedroom 6 with En-Suite Shower Room
- Cloak/Shower Room

FIRST FLOOR

- 5 Double Bedrooms all with En-Suites
- Bathroom

OUTSIDE

- Gardens and Lawns on Three Sides
- Driveway Parking for Several Vehicles
- Various Outbuildings including Large Steel Barn
- Approx 3 Acres in Total

AGENTS NOTE

Planning was historically granted for a detached two-bay garage and single car port. This planning application was linked to the moving of the entrance way which was done and in doing so we understand has partially implemented the consent. Please see Arun District Council CM/13/07.

Field Place is a mixed-use property, having both commercial and residential elements. It may therefore be eligible for the reduced non-residential rate of Stamp Duty.



THE PROPERTY

Located conveniently between the historic market town of Arundel and the pretty coastal hamlet of Climping, the property occupies a wonderfully secluded plot of around three acres with gardens of approximately an acre and parkland of around two plus acres, with various outbuildings including a modern steel frame barn that measures approximately 18 x 11 metres.

The property is accessed via a beautiful solid oak front door which opens to a large reception hall with built in bookshelf and travertine flooring, a passage from the rear of the hall has stairs to first floor, an understairs cupboard and a large cloak/shower room with a window to the side aspect, with a corner shower, pedestal hand wash basin, low level WC and window to side aspect. A pair of glazed doors lead from the hallway through to a beautiful double aspect drawing room with impressive fireplace, bay window, glazed door to the front garden and space for a wood burning stove. There is a double aspect home office/ground floor bedroom with doors leading out to the driveway providing this room with its own independent access along with an en-suite shower room with window to front aspect, low level WC, hand wash basin and shower cubicle. A stunning open plan, triple aspect kitchen/dining/sitting room with bespoke solid wood kitchen, granite worktops, butler sink, separate stainless steel vegetable sink, integral dishwasher, space for American style fridge/freezer, four oven gas Aga, travertine flooring with underfloor heating, downlighters, pedestrian door to a front courtyard and patio doors leading onto the rear terrace. A door leads from the kitchen area to a small utility room with space and plumbing for a washing machine and tumble dryer.

On the first floor there is a galleried landing which provides access to the main bedroom suite with dressing area, built-in wardrobes, en-suite bathroom with window to rear aspect, large walk-in shower cubicle, low level WC and vanity unit with sink. A second double aspect bedroom enjoying extensive views over the rear side garden and South Downs beyond, with further built in wardrobes and door leading to bedroom 5 (currently used as a dressing room) with a further en-suite shower room comprising pedestal hand wash basin, shower cubicle and low level WC. At the opposite end of the landing there is a guest suite comprising double aspect bedroom, en-suite bathroom with window to rear aspect, vanity unit and inset sink, bath, half-height panelling, plus a separate cloakroom with window to rear aspect, low level WC and high level cistern. There are two further double bedrooms, with en-suite shower rooms comprising low level WC, sink unit and shower cubicle.







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SERVICES

Mains electricity, gas and water. Private drainage.

LOCAL AUTHORITY

Arun District Council, Maltravers Road, Littlehampton
Tel: 01903 737500 Council Tax Band: G

DIRECTIONS: BN17 5RR

From Arundel, proceed southwards along the Ford Road towards the railway station. Proceed over the level crossing and continue for approximately one mile, go past the church and Field Place will be found further down the road on the left hand side.

FIXTURES AND FITTINGS

Are excluded from the sale but may be available by separate negotiation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

OUTSIDE

Outside the property is approached via a pair of oak six bar timber gates that lead onto a generous block paved driveway providing ample off-road parking for several cars plus a further gravel parking area and a flag-stone walkway to the front door. At the rear of the drive, wrought iron gates lead through to two open fronted covered storage bays, a further building housing gardener's WC and workshop, wash down pad, two timber garden sheds, further parking/hard standing and a large steel framed barn with electric roller shutter doors at either end and a security personal door, power, light and alarm system. Formal gardens wrap around three sides of the property being mainly laid to lawn with mature borders including an array of rhododendron and an ornamental pond. There are various specimen trees including walnut and oak. A stone walkway runs around the house and there is a sun terrace at the rear. A chestnut post and rail fence separates the formal gardens from the area of parkland, which is predominantly grass bordered by mature trees.

Based on local comparable evidence, we suspect the Steel Barn could be let for somewhere in the region of £10/sqft equating to approximately £1,800pcm offering excellent income potential. NB prospective purchasers should take their own independent advice regarding the income potential of this building.

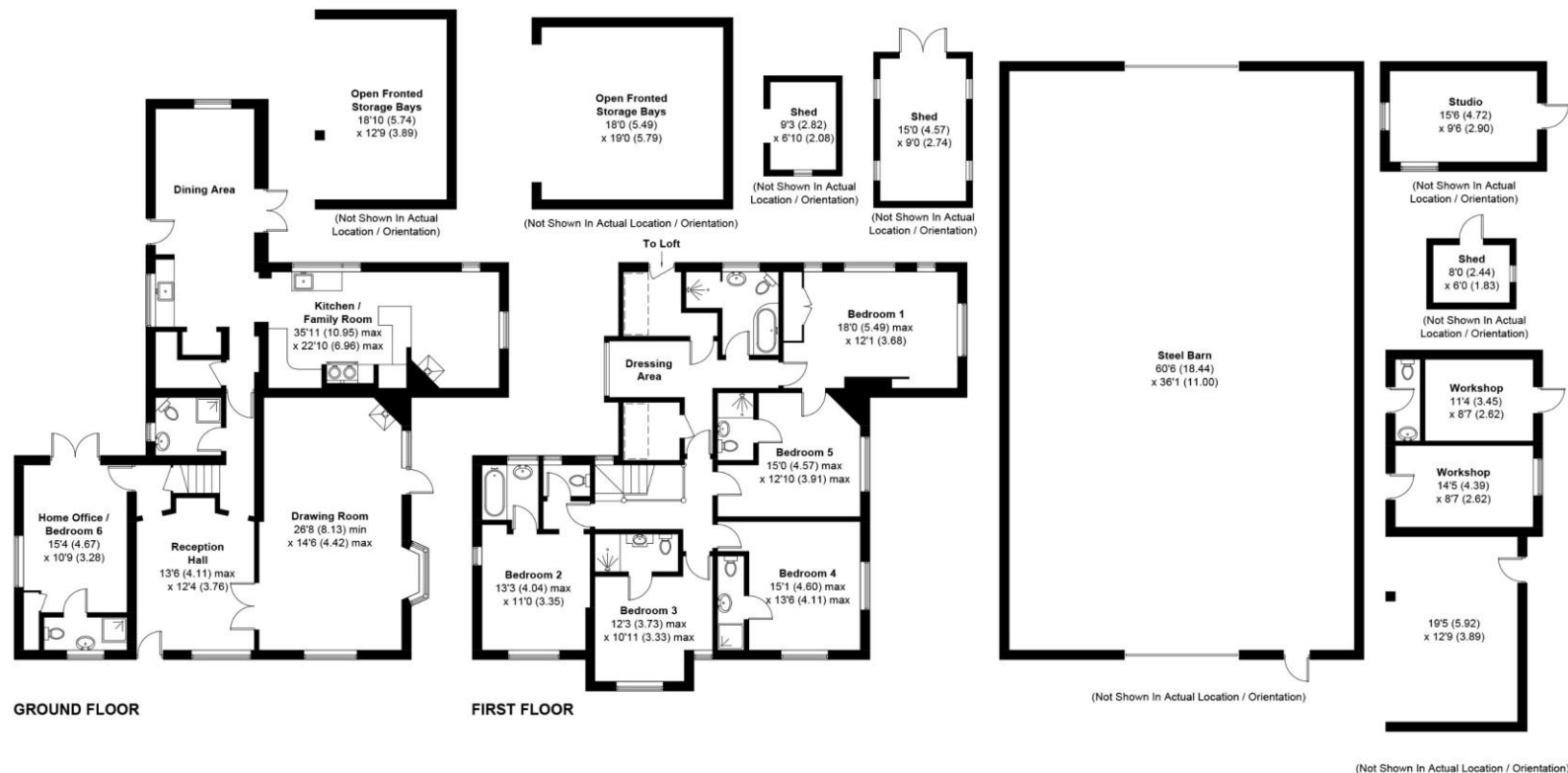
LOCATION

The property is located within the popular coastal village of Climping on the beautiful West Sussex coastline, near to the historic Bailiffscourt Hotel and Spa. The beach is popular with bathers, windsurfers and dog walkers, whilst Littlehampton and Chichester Harbour provide facilities for sailors and watersports enthusiasts. To the north the market town of Arundel offers a wide range of shopping facilities, restaurants and cafes. Arundel sits at the foot of the beautiful South Downs National Park and provides miles of footpaths and bridlepaths for those who enjoy walking, cycling and horseriding. There are a number of local golf clubs and horseracing at both Fontwell and Goodwood. Train stations can be found at nearby Ford with a mainline station at Arundel, providing a regular service to Gatwick Airport, London Victoria and along the South Coast.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Field Place, Church Lane, BN17 5RR
APPROXIMATE GROSS INTERNAL AREA = 3033 SQ FT / 281.8 SQ M
OUTBUILDINGS = 3182 SQ FT / 295.6 SQ M
(INCLUDING BARN / SHEDS / WORKSHOPS / EXCLUDING OPEN AREA)
TOTAL = 6215 SQ FT / 577.4 SQ M



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. Created by Emzo Marketing (ID958937)
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STRIDE & SON

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Established 1890

JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910

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