



Nyewood House West

PETERSFIELD | WEST SUSSEX | GU31 5JL

Wilson | Hill

Master Bedroom with En Suite Bathroom | Guest Bedroom and Bathroom | 4 Further Bedrooms | Family Bathroom | Separate Shower Room | Galleried Entrance Hall | Drawing Room
Sitting Room | Dining Room | Study | Kitchen/Breakfast Room with Sitting Area | Cloakroom | Utility room | Wine Store

Bothy Annexe: 2 Bedrooms | Bathroom | Kitchen | Sitting Room | Dining Room

Inner Courtyard with Double Garage including Machinery/Garden Store | Open Fronted Log Store | Gardeners' WC | Exceptional Gardens and Grounds including Meadow and Small Wood | In total about 8.3 acres (3.38 ha) | Swimming Pool | Pool House | Tennis Court | Far Reaching Views of the South Downs







I The Property

Nyewood House is a wonderfully secluded, substantial Victorian country house, set amongst very special gardens and grounds with exceptional views of the South Downs. The house was divided in two during the last century, the property for sale being the principal part of the house and largely south facing, having the full advantage of the commanding yet private position overlooking the South Downs.

The house has handsome mainly brick and stone elevations, featuring three full height gabled window

bays to the southern façade. It is a very light house with wonderfully proportioned main reception and bedrooms including a fine galleried entrance hall with fireplace which works well for parties or family gatherings.

The house flexes well according to family and generational needs with the kitchen/breakfast room at the heart, with sitting area perfectly positioned for that morning coffee or afternoon tea overlooking the garden.





There is good space for everyone to find their own corner with a terrific study, cosy sitting room and a useful boot/utility room approached off the inner walled courtyard, which provides a practical approach to the working end of the house.

Upstairs three double bedrooms all take advantage of the views to the Downs. Two further double bedrooms, west facing, a nursery bedroom and a family bathroom open off the main landing.

The house is also balanced by a useful two bedroom annexe bothy positioned off the courtyard and quite self-contained ideal for family or staff.

| Location

Nyewood House is privately positioned off a narrow country lane just to the east of the village of Nyewood, a thriving community which is located between Petersfield and Midhurst in the heart of The South Downs National Park. The neighbouring villages of Rogate and South Harting both have pubs, shops, post offices, primary schools, and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with

train services to London Waterloo in around an hour is within 6 miles. There are an excellent range of schools in the region including Bedales/Dunhurst, Churchers College, Ditcham Park, Highfield/Brookham, Bohunt and TPS.

The A272 at Rogate connects to the A3 which provides good regional transport links to the London and the South Coast or the larger regional centres of Winchester or Guildford. Chichester is a comfortable drive over the Downs and beyond are the harbours, beaches and creeks of the South Coast. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path. The Goodwood and Cowdray Estates are within easy reach with their wonderful choices of sporting events.

“We love being outside as much as inside, in a timeless rural landscape yet an easy drive to Petersfield or Midhurst. This is a happy family home which can expand or contract with family needs and we never tire of the amazing views”





I Outside

The property is approached via a sweeping gravel drive which swings through lightly wooded grounds underplanted with spring bulbs and producing seasonal wildflowers, including a wonderful display of wild orchids, to a wide turning area in front of the house.

The formal garden is mainly located to the south and east of the house and has been landscaped and nurtured for many years and has been regularly opened to the public under the National Gardens Scheme.

There is a formal lawn edged by a ha-ha, which separates the garden from a wide park-like meadow

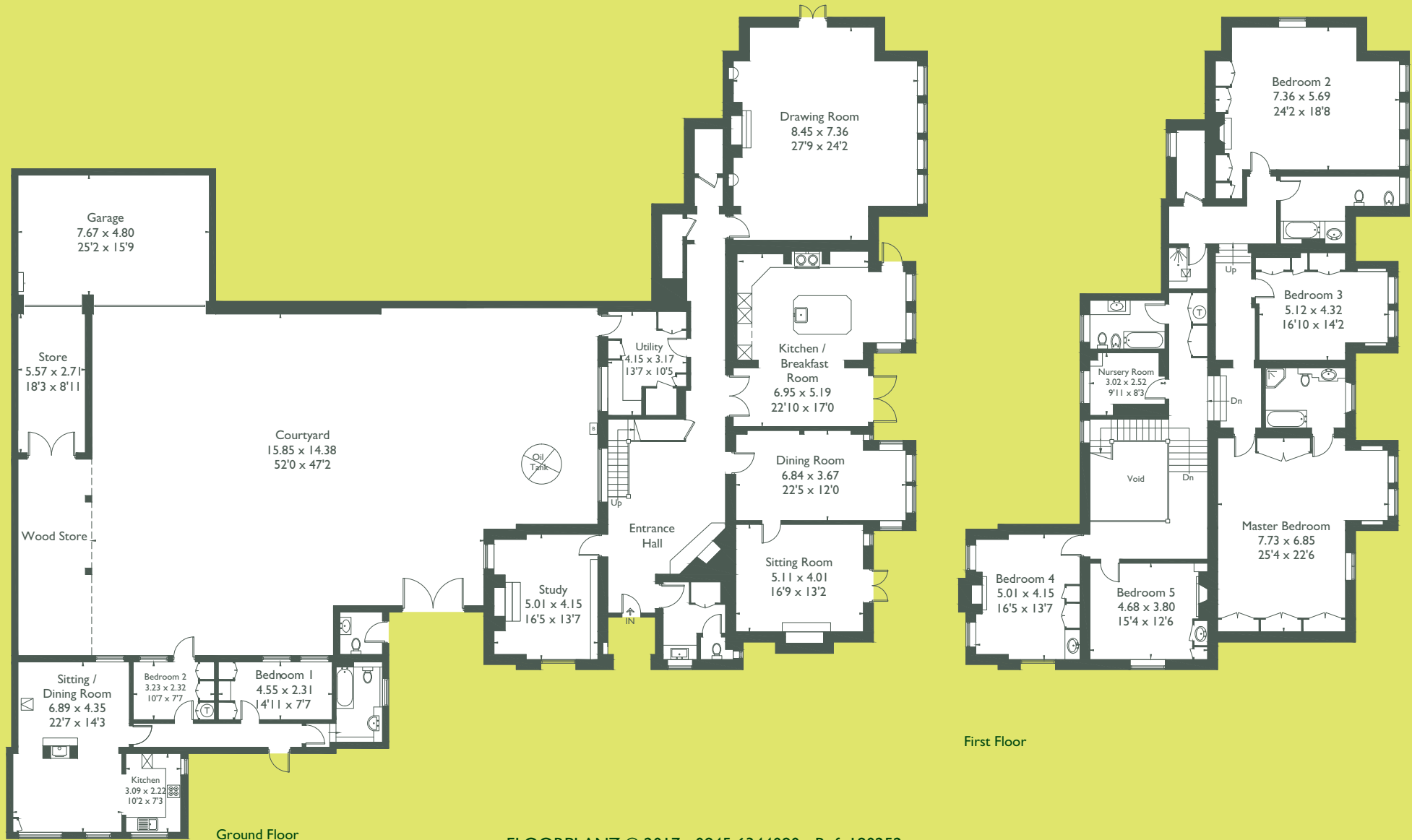
with fine, mature oak trees, gently sloping down to the south. Careful landscaping and planting has created various garden rooms, with a water garden, a gravelled square for boules enclosed by pleached hornbeam, several rose clad arbours and a long pergola rose walk, leading past a substantial soft-fruit cage to the sports area. An old garden wall provides a superb south-facing site for espaliered plum, gage and fig trees.

To the eastern edge of the grounds is the old tennis court (in need of resurfacing) and the swimming pool

with one of the finest views in West Sussex. A handy timbered pool house provides storage and cover for the pool equipment.

Adjacent to the bothy yew hedges enclose a productive vegetable and rose garden with Alitex greenhouse and an adjacent gardeners' WC. A small area of woodland also provides areas for composting or for children to simply roam and explore. Overall it is a delight and a wonderful haven for children or adults. In all about 8.3 acres (3.38 ha).

Approximate Gross Internal Area = 497.4 sq m / 5354 sq ft
 Outbuilding = 75.4 sq m / 812 sq ft
 Garage / Store = 55.1 sq m / 593 sq ft
 Total = 627.9 sq m / 6759 sq ft



FLOORPLANZ © 2017 0845 6344080 Ref: 180252

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

I Directions to GU31 5JL

From Petersfield take the first exit to Midhurst A272. Follow the slip road along to the roundabout and take the first exit also signed Midhurst A272. Go down the hill and as the road rises up again keep in the right filter and turn right across the carriageway (Midhurst A272). Follow this road into Rogate and turn right at the church (marked Harting and Nyewood. After 1.5 miles turn left at the Nyewood village sign into Dumpford Lane. The entrance to Nyewood House (West) is on the right after 0.2 of a mile (marked by several chain linked wooden posts). Proceed over the cattle grid into the gravel drive.

Petersfield 6 miles, Midhurst 5 miles,
Haslemere 12 miles, Guildford 25 miles,
Chichester 14 miles, London 56 miles



Viewing strictly by appointment



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Services: Mains water and electricity, shared private drainage to septic tank, oil fired boiler to main house, electric heating to the annexe. Propane gas serving the swimming pool boiler. 12 x solar PV panels providing a generating income under the renewable incentive scheme of £1,250 in 2019/20.

Council: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band G.
EPC: House – E45. Annexe – F26.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details dated January 2017 and photographs dated May 2016 and March 2020

