

# Blytheswood

Graffham, West Sussex





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An extensive country house of some 8700sqft nestled at the foot of the South Downs within the South Downs National Park.

Petworth 5 miles, Midhurst 5 miles, Pulborough 8 miles (London Victoria 75 minutes)  
Chichester 12 miles, Haslemere 12 miles (London Waterloo from 49 minutes), A3 (M25) 15 miles  
Petersfield 16 miles (London Waterloo from 66 minutes), Guildford 20 miles, M25 (M10) 29 miles  
London Gatwick 33 miles, London Heathrow 42 miles, Southampton airport 4 miles, London 50 miles  
(All distances and times are approximate)

#### Accommodation

Entrance hall | Reception hall | Drawing room | Dining room | Family room  
Kitchen/breakfast room | Utility room | orangery

Seven bedrooms | Seven bathrooms

Short tennis court | Pond | Brook | Gardens | Light woodland

Three-bay garage

Approx gross internal area: 8,68 sq ft

Approx gross internal area outbuildings: 5,81 sq ft

In all about 3 acres

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# Blytheswood

Blytheswood is an exceptional home within the South Downs National Park with internal space unlike most other houses. Arranged over three floors, each being around 3,000 sq ft, the property offers contemporary living with traditional style.

Quiet and private, the house sits in the centre of its plot within the peaceful but vibrant village of Graffham, which offers local amenities such as the village shop, pub, tennis club and church. Secluded but not isolated, Blytheswood and its gardens face due south providing sunny, unrestricted views of the South Downs.

The recent addition of the fabulous kitchen/breakfast orangery at the rear of the house is perfect for all the family in which to socialise. The south and west facing views of the garden and South Downs from the orangery and the 180 degree bi-folding doors, extend the house into the garden and make the outside feel part of the living space. The ground floor has underfloor heating throughout.

On the first floor, the extensive landing leads to four impressive bedrooms all with en suite bathrooms. The top floor has three further bedrooms, again all with en suite bathrooms, with two bedrooms available as interconnecting.

Outside there is a substantial three-bay garage, lawns, a paddock, light woodland and stream.

## Situation

### Schools

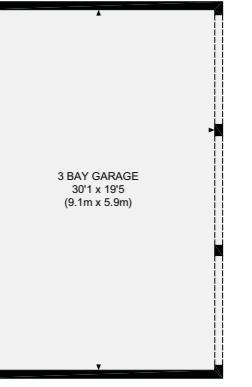
Westbourne House and Prebendal at Chichester, Dorset House at Bury, Seaford College at Dunton, Ambesbury, St Edmunds and The Royal School at Hindhead, Bedales and Churche's at Petersfield, St. Ives at Haslemere and Cranleigh School.

### Racing

Goodwood  
Fontwell



Reception  
Bedroom  
Bathroom  
Kitchen/Utility  
Storage  
Outside



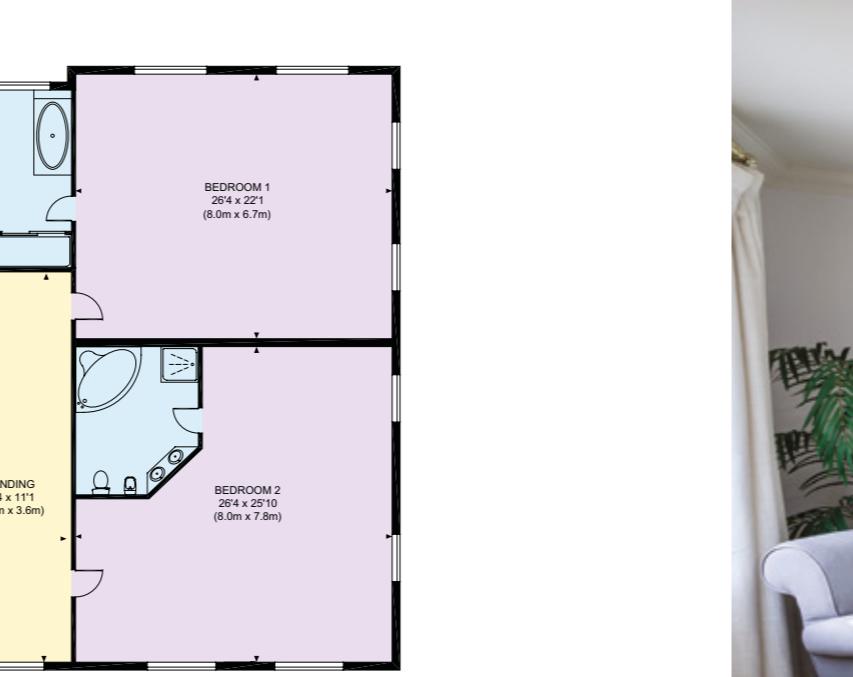
(Not in actual location)

#### Approximate Gross Internal Floor Area

8668 sq.ft / 805.3 sq.m

Outbuildings: 581 sq.ft / 54.0 sq.m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Polo

Cowdray Park

## Golf

Cowdray, Goodwood

West Sussex

Pulborough

Petersfield

Hindhead

Liphook

## Sailing

Bosham

Chichester Harbour and the South Coast

## Directions (GU28 OPY)

From the A3 proceed past Guildford and exit at Milford (A283) signposted Petworth and follow that road through Witley, Chiddingfold and Northchapel. Upon reaching Petworth, proceed straight ahead over the first roundabout and bear left into the one way system. Once at the T-junction turn right and follow the signs for the A285 to Chichester and Duncton. Proceed straight over the mini roundabout out of Petworth and continue for 1.3 miles. Cross over the river and pass the Badger Inn on your left. Go up the hill and turn right towards Graffham and Selham, continue for approximately 1.4 miles and turn left signposted Graffham. Turn right at the village shop and the driveway to Blytheswood is about 100 metres down the hill on the left.

## Services

Mains water, electricity, drainage and ultrafast broadband. Bottled gas for gas hob, oil fired boiler and four oven AGA.

## EPC rating

C



## Local authority

Chichester District Council, Telephone 01243 785 166

## Viewing

Viewing is strictly by appointment only via Knight Frank.

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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