

# Tangletrees

Graffham, Petworth, West Sussex











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A home with outstanding potential  
in an unrivalled setting with about  
seven acres of private grounds.

Petworth 5 miles, Midhurst 6 miles, Pulborough 9 miles (London Victoria 82 minutes),  
Haslemere 13.5 miles (London Waterloo 56 minutes), Chichester 14 miles  
(All distances and times are approximate)

## Accommodation and Amenities

Entrance hall | Living room | Dining room | Studio/bedroom four | Conservatory | Kitchen | Pantry  
Shower room | Cloakroom with shower

Three bedrooms | Family bathroom | Separate WC | Loft room

Detached oak-framed garage and apple store | Summer house | Two stores

**In all approximately 7 acres**



## Haslemere

1 West Street, Haslemere  
GU27 2AB

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**knightfrank.co.uk**

## Situation

Tangletrees sits in mature and private grounds of about seven acres, with a wide frontage facing the Downs in the thriving village of Graffham, which is located within the South Downs National Park. The village caters for day-to-day needs with an award-winning community owned village store, mobile post office (twice a week) and two public houses, most notably The Foresters Arms. This local Inn offers a cosy and modern environment in which to enjoy this beautiful area.

There are excellent sporting and recreational facilities in the village, including tennis at the Graffham Tennis Club adjacent to the property, which provides coaching and holds regular tournaments, as well as a popular cricket club. Locally there is horse racing at Brighton, Fontwell and Goodwood, polo at Cowdray Park and sailing off the south coast at Chichester. More extensive shopping facilities are available in the villages of Petworth, Midhurst and the cathedral city of Chichester, approximately 14 miles away and home to the renowned Chichester Festival Theatre.

The A286 and A283/285 provide road links to London via the A3, national motorway networks, Heathrow and Gatwick airports and the south coast.

Tangletrees offers potential purchasers direct access to many miles of walks and rides over the surrounding countryside which wind through the stunning West Sussex countryside.

Within the area there is an excellent range of schools including Seaford College locally, Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales at Petersfield, Westbourne House at Chichester, Highfield and Brookham at Liphook and Amesbury, The Royal School and St Edmund's at Hindhead.

## The Property

Dating we believe from the late 1940s, Tangletrees has been much enhanced during our client's ownership with a great focus on making the most of the outstanding views directly to the Downs.







To the ground floor are the spacious and bright reception rooms, all orientated due south with large windows. The living room is a well-proportioned room with an American log stove at its heart. The room also benefits from a folding stair access to an attic space above. This room has a long built-in window seat and enjoys the open views and across the front garden. The dining room is located adjacent to the living room and is conveniently located for the kitchen which has a Rayburn range, a separate electric oven, and generous pantry. A highlight to the ground floor is the studio/fourth bedroom which, with its triple aspect, is flooded with natural light throughout the day and has sliding door access that lead directly onto the front gardens. This room additionally benefits from a WC and a shower room.

To the first floor are two double and one single bedrooms and a family bathroom with separate WC.

While the property has been well maintained by its current owners, the house offers the incoming purchaser an excellent opportunity to adapt, extend or modernise subject to the usual consents.

## Gardens and Grounds

The gardens and grounds of Tangletrees are a particular highlight of the property. Set in just under seven acres of formal gardens, paddocks and woodland, the plot is exceptional creating an extremely exciting and unique prospect to the market.

In addition to the two garden stores attached to the house (but accessible directly from the gardens), are a wonderful oak-framed garage, apple, and log store built in 2009, and a summer house.

The front gardens are formally arranged with lawns and well-stocked borders and are bounded by mixed hedging. There are also plentiful apple trees around the property. The remainder of the land comprises the rear garden, paddocks and woodland which are interspersed with walks, an attractive man-made pond, and areas of wildflowers. Other plants featured in the across the land are primroses, cowslips, wild orchids, bluebells and snakes head fritillary.

## Services

We are advised by our clients that the property has mains water and electricity, mains drainage, oil-fired central heating and bottled gas-fired Rayburn stove.

## EPC rating

D

## Directions (GU28 0QA)

From London proceed south on the A3 past Guildford. Take the left turning signposted to Milford (A283). Pass through the villages of Witley, Chiddingfold and Northchapel. Upon reaching Petworth, proceed straight ahead over the first roundabout and bear left into the one-way system. At the T junction, turn left and follow the road, following the signs for the A285 and Dunton. Proceed straight over the mini roundabout out of Petworth and continue for 1.3 miles. Cross over the river and pass the Badgers Inn on your left. Go up the hill and then turn right signposted Graffham and





Selham, continue for approximately 1.4 miles and turn left signposted Graffham and the village shop. Continue past the shop towards the church passing The Foresters Arms on your left. Upon reaching the village War Memorial, turn left heading towards the Graffham recreational grounds for

approximately 130 yards, and the gateway for Tangletrees is the last on your left.

**N.B.** the postcode in Satnav leads to the Foresters Arms, if possible, input Graffham Recreational Ground.

**What3Words:** composed.headings.roadshow

## Viewings

All viewings are strictly by prior appointment with Knight Frank.

## Local Authority

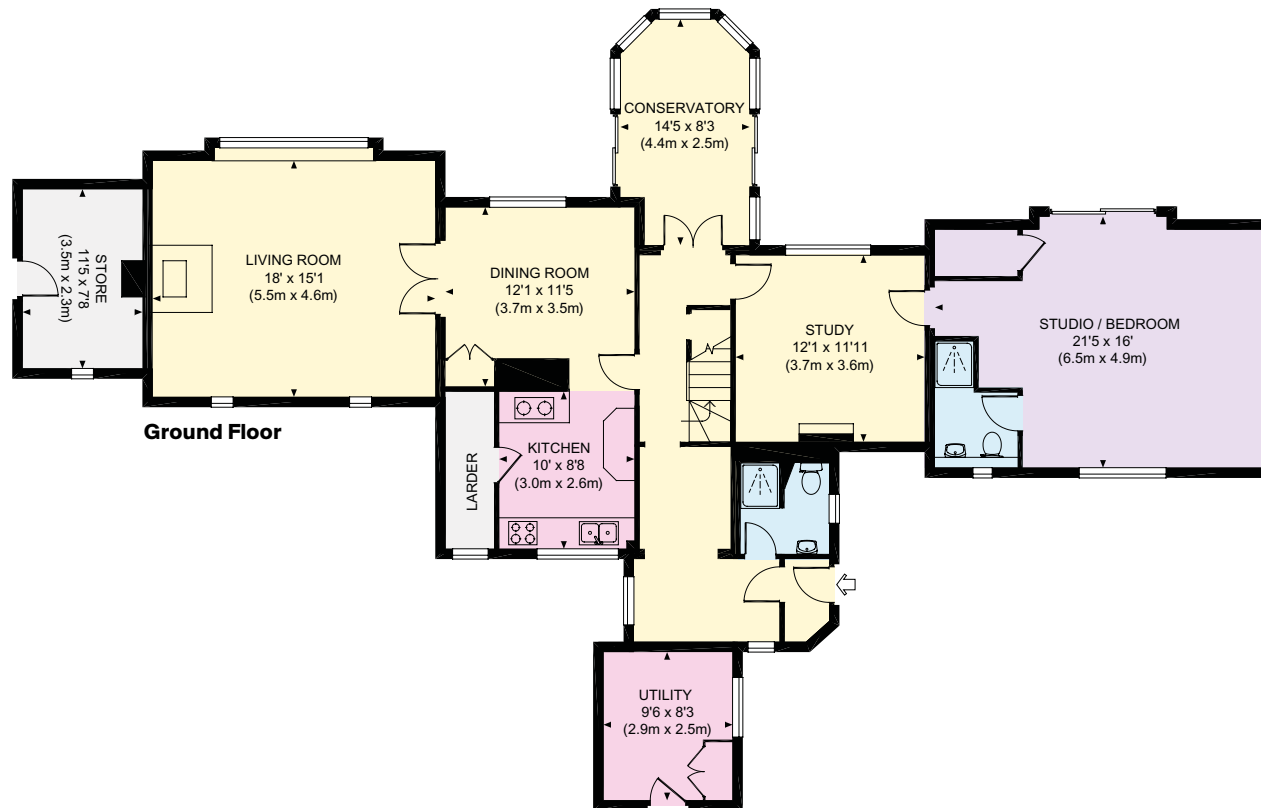
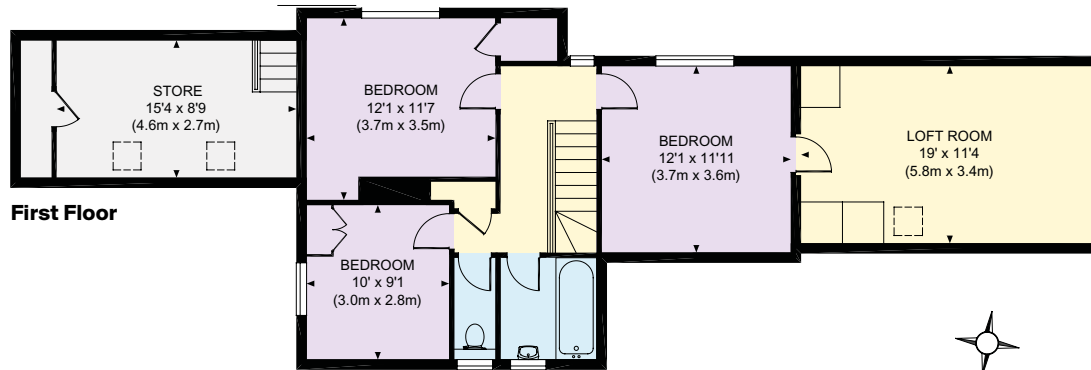
South Downs National Park Authority - 01730 814810  
Chichester District Council - 01243 785 166

## Fixtures and fittings

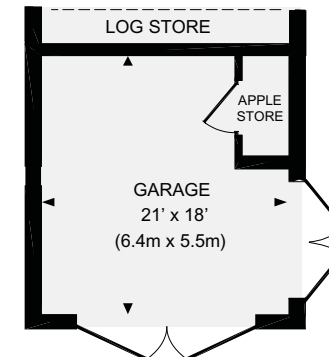
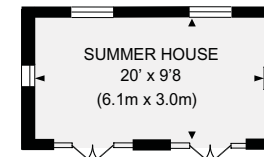
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Approximate Gross Internal Floor Area**  
**2465 sq ft / 229.1 sq m**  
**Outbuildings: 176 sq ft / 53.5 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.



**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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