



East Manor Farm, East Lavant, West Sussex





A **beautiful wing** of a Grade II listed Georgian house in one of the most sought-after villages in West Sussex.

Summary of accommodation

East Manor Farm

Entrance hallway | Drawing room | Dining room | Conservatory | Kitchen/breakfast room | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Three further bedrooms | Family bathroom

Outside

Barn: Three bay barn garage | Home office | Utility room | Gardener's WC

Gravel driveway courtyard | Sun terraces | Formal lawns | Walled garden

Gardens and grounds

In all about 0.3 acres

Distances

Chichester 2.5 miles, Midhurst 10 miles, Petworth 14 miles, Petersfield 14 miles (London Waterloo from 66 minutes), Pulborough 17.5 miles (London Victoria from 72 minutes), London 65 miles

(All distances and times are approximate)



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Situation

East Manor Farm occupies a prime, private position in the hamlet of East Lavant just north of the cathedral city of Chichester. Lavant itself features a village shop, two pubs and churches, while a wider range of amenities are available in the nearby city of Chichester, also being home to the nationally renowned Festival Theatre.

Numerous sporting and recreational activities in the area include both renowned horse racing and classic car festivals at Goodwood, polo at Cowdray Park, several golf courses, a private country club at Goodwood with modern gym and indoor swimming pool and sailing at Chichester harbour and The Solent. The surrounding countryside provides many opportunities for walking, cycling and riding within The South Downs National Park on the doorstep.

The area is well served with a number of good state and private schools which include Oakwood, Westbourne House, Dorset House and Great Ballard preparatory schools, Slindon College, Chichester College, Portsmouth Grammar School, Bishop Luffa School, Seaford College and Hurstpierpoint College.



The property

East Manor Farm was thoughtfully divided into three separate dwellings in the early 1990s by a renowned firm of local builders. Each property has its own individual character, with gardens that are separate and private to each other. The property benefits from many features one would expect from a property of this era including well-proportioned rooms and generous ceiling heights. The property is entered via an entrance hallway to the eastern elevation with the drawing room and dining room both leading off this. The drawing room itself faces south and features glazed double doors leading out on to sun terraces and mature gardens beyond.





While the property itself is of excellent size, the accommodation is further complemented by the barn in the entrance courtyard. This building benefits from a three-bay barn style garage together with home office, utility room and gardener's WC.



Gardens and grounds

East Manor Farm is entered via a timber gate into a walled, gravel courtyard with this area providing parking for several cars. The inner courtyard is accessed under an old walled arch. The remainder of the sun terraces and the wonderful, formal gardens lie to the south of the property. There are apple and pear trees, beautiful plants & shrubs and a herb garden that provide a colourful backdrop, year-round. The east of the garden is bounded by mature flower beds and the 18th Century flint wall of the old church.

Services

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

Viewings

All viewings are strictly by prior appointment only with Knight Frank.

Directions (PO18 0AH)

What3words: shin.tides.eating

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.

Property information

Tenure: Freehold

Local Authority: Chichester District Council: 01243 785166

Council Tax: Band F

EPC Rating: D



Approximate Gross Internal Floor Area

2412 sq ft / 224.1 sq m

Outbuildings: 620 sq ft / 57.6 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.



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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Particulars dated March 2023. Photographs and videos dated November 2022.

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