



Kirdford West Sussex, Near Haslemere / Petworth  
£10,000 pcm excl.,

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

A Substantial Private Country House with Separate Guest Cottage, Entertainment Barn, Swimming Pool and Stabling in the Heart of West Sussex. Fully Furnished.







**Term:** SHORT TERM: 3 – 6 MONTHS  
Fully Furnished – Licence Agreement

**Bedrooms – 6 (main house)**

#### Key Features:

##### Fully Furnished

Kitchen with Vaulted Double Height Ceiling

Formal Drawing Room

Family Sitting Room / Study

Dining Room

Conservatory

Six Double Bedrooms with En Suite Bathrooms

Separate One Bedroom Guest Cottage

Tithe Barn (1,500sqft) & Commercially Equipped Kitchen

Heated Outdoor Swimming Pool / Two Stables & Tack Room

Parking / Gardens / Paddocks / Woodland and Ponds (approximately 50 acres)

#### Description:

A substantial listed, private Country House, surrounded by its own land, in the heart of West Sussex. Fully furnished.

Beautifully refurbished, with many period features including original beams and large inglenook fireplaces, this stylish home is ideally suited for contemporary family life.

Downstairs, the main house comprises a large kitchen with a vaulted double height ceiling and double doors opening onto the terrace, a dining room, conservatory, formal drawing room, family sitting room and study. Upstairs, there are six double en suite bedrooms.

In addition to the main house, there is a separate one bedroom guest cottage and a substantial, commercially equipped, 'party' barn.

#### Outside:

The gardens and further grounds, amounting to around fifty acres (some let to grazing), surround the property offering utmost privacy. There is also a large pond, an outdoor, heated swimming pool and stabling.

#### Situation:

Accessed via a long private driveway, the property is located on the edge of a charming West Sussex village with two public houses and an award winning village shop, close to the South Downs National Park.

**AVAILABLE BEGINNING NOVEMBER 2023**

**Local Authority:** Chichester City Council (Band G)

**White Goods:** Included

**Heating:** LPG

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Included

#### Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

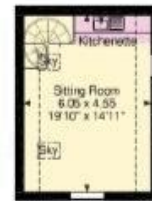
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



**Cottage  
Ground Floor**



**Cottage First Floor**

Main House gross internal area = 4,513 sq ft / 419 sq m  
 Carport & Store gross internal area = 467 sq ft / 43 sq m  
 Party Barn gross internal area = 1,518 sq ft / 141 sq m  
 Cottage gross internal area = 609 sq ft / 57 sq m  
 Greenhouse gross internal area = 127 sq ft / 12 sq m  
 Total gross internal area = 7,234 sq ft / 672 sq m



**Ground Floor**



**First Floor**



**Party Barn**



**Outbuilding**

**Second Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.









The Country House Company

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