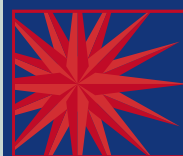


LATIMER HOUSE, FITTLEWORTH



RH & RW
CLUTTON





LATIMER HOUSE, BEDHAM LANE, FITTLEWORTH, WEST SUSSEX RH20 1JL

A substantial country house set within striking gardens, that includes various outbuildings, located in a private rural setting, within the South Downs National Park

Entrance hall • Drawing room • Dining room • Library • Sitting room/TV room
Kitchen/breakfast room • Utility room • Cellar • 2 cloakrooms
Master bedroom with en suite dressing room and bathroom
4 further bedrooms with en suite bath/shower rooms • 2 further bedrooms
First floor study

Stunning landscaped entrance drive • Triple garage
Games room with office and shower room (potential annexe) • Garden house/office
Triple garden store • Beautiful landscaped gardens arranged into various areas
Outdoor heated swimming pool with pool house

In all extending to about 2.2 acres

VIEWING

Strictly by confirmed appointment only with the sole agents
RH & RW Clutton 01798 344554

SITUATION

Latimer House is situated in a private, peaceful, rural setting off Bedham Lane, about half a mile to the north of the popular village of Fittleworth. Fittleworth is an historic Sussex village, within the South Downs National Park, with its ancient church, The Swan Inn (a former coaching inn) and the ancient mill which was once painted by John Constable and JMW Turner.

There is a popular local primary school and the nearest shopping facilities can be found at Petworth (about 3 miles) and Pulborough (about 2.5 miles), where the main line railway station has services to London (about 70 mins) and the Sussex coast. More extensive facilities are at Arundel, about 8.5 miles to the south, Horsham about 16 miles to the north-east and Chichester, about 14 miles to the south-west. Haslemere, about 14 miles to the north-west also has a wider range of shops and a mainline railway station with services to Waterloo (from 53 mins). Sporting facilities include golf at several local clubs, including the West Sussex and Cowdray; racing, motor racing, golf and flying at Goodwood; polo also at Cowdray and sailing at Chichester Harbour and Itchenor.

There are also many beautiful walking opportunities in the immediate area with access to an extensive network of footpaths and bridleways close by.





DESCRIPTION

Latimer House is a superb detached country property set within stunning gardens and situated in a quiet, private rural location. The house is believed to have been built in the 1930's, with later additions, and has attractive external elevations which comprise mainly of painted brick with half clay tile hanging under a pitched roof covered in clay tiles.



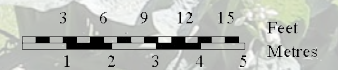
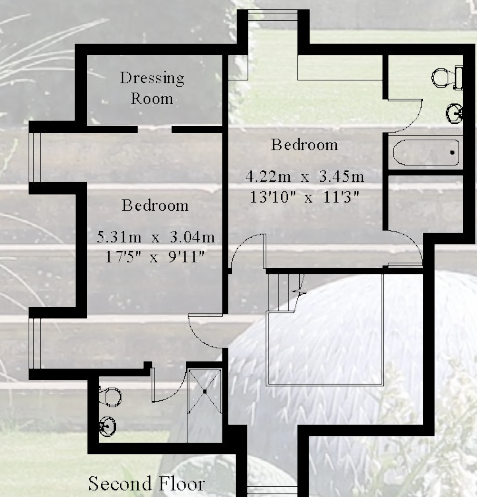
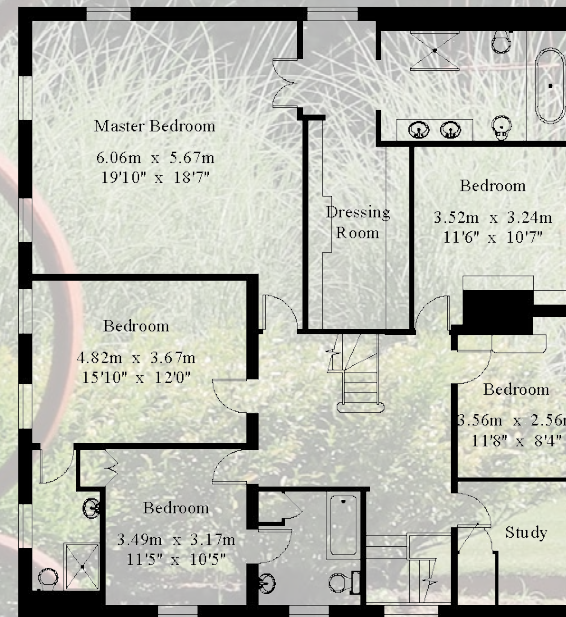


The spacious, well-proportioned accommodation is arranged on 3 floors and extends to approximately 4,657 sq ft. The house is beautifully presented throughout and includes some wooden flooring on the ground floor, very well-appointed bathrooms, glazed double doors opening into the garden and very pleasing views over the grounds from every room. The accommodation includes, on the ground floor, an outer hall, inner hall, cloakroom, library, a double aspect drawing room, with open fire, a dining room, which comfortably seats 14, a sitting room/TV room, a lovely breakfast room, which is open to the large fitted kitchen that includes an Aga. There is also a utility/boot room and second cloakroom.



Latimer House

Gross Internal Area : 432.7 sq.m (4,657 sq.ft.)



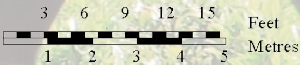
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Latimer House

Garden House / Office - Gross Internal Area : 71.1 sq.m (765 sq.ft.)
Games Room - Gross Internal Area : 84.3 sq.m (907 sq.ft.)
Garden Store - Gross Internal Area : 29.7 sq.m (319 sq.ft.)

Triple Garage - Gross Internal Area : 48.2 sq.m (518 sq.ft.)
Pool House - Gross Internal Area : 41.9 sq.m (451 sq.ft.)



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On the first floor a large landing gives access to the superb master bedroom suite with a large double aspect bedroom, an extensive walk-in wardrobe and a superbly fitted bathroom. Also on the first floor are two further bedrooms, both with en suite bath/shower rooms, 2 smaller bedrooms and a study. The large landing is double height with a staircase rising to the second floor with two further bedrooms, both with en suite bath/shower rooms and one with a walk-in wardrobe.

From Bedham Lane, the entrance, with hand built double wooden gates, open into a striking and totally unique entrance drive that gives the feeling of entering something very special. The drive rises up to a large gravel drive which sweeps round to the right, past various outbuildings, and on to the house.

Opposite the house is a **Games Room/Annexe**, an attractive building, with part weather boarded external elevations, a pitched/half hipped roof covered in Cedar shingle tiles topped with a weather vane and housing a games room, office, shower room, a store, all with attractive wooden flooring, and a staircase rising to the first floor storage area.



Beyond this is the very attractive **Garden House/Office**, a timber building with pitched roof covered in Cedar shingle tiles, with double doors opening on the drive. There is a wood/log store to one end. Across the drive is the timber built **Triple Garage** with concrete floor, power, light and water.



The house sits within the most beautiful landscaped gardens which have been arranged into a number of areas.

On the south-east side of the house, a large York stone terrace is located outside the breakfast room, bordered by mature hedges and opening onto a large area of lawn with a central York stone terrace with views onto the adjacent woodland.

On the south-west side of the house, accessed from the drawing room and dining room, is a



delightful outdoor dining area, set on a York stone terrace with a pergola covered in mature Wisteria. Beyond this is an ornamental raised pond, surrounded by box hedging and York stone paths. From this, York stone steps lead down to the **Swimming Pool Area** with a lined, heated swimming pool, with electric cover. The pool is surrounded by stone paving and a high brick wall on 2 sides, with a lovely timber clad **Pool House** to one end that includes a changing room and equipment room.

The west side of the garden is divided, by beautiful hedgerows, into various formal and informal areas which includes a croquet lawn, planted beds and ornate/shaped hedging. On the north side of the drive, a gravel path leads to a timber built range of **Garden Stores**, divided into 3 bays with an open bay to one side, all with power, light and water.

In all, the property extends to approximately 2.2 acres.





TENURE & POSSESSION

The property is being offered freehold with vacant possession on completion.

SERVICES (Not tested and therefore not warranted)

Mains water, electricity and gas are connected. Heating is supplied to the house via a gas-fired boiler with radiators. Private drainage system.

LOCAL AUTHORITIES

West Sussex County Council	01243 777100
Chichester District Council	01243 785166

COUNCIL TAX (19/20) Band H - £3,546.62

EPC Band D (61)

DIRECTIONS - RH20 1JL

From Petworth take the A283 east towards Fittleworth. When in Fittleworth (30 mile an hour zone) the road leads downhill and, where there is a sharp right-hand bend, turn left (straight on) into Bedham Lane. Continue along Bedham Lane, keeping right where the road forks, drive uphill and the entrance to Latimer House will be found a few hundred yards further along on the right-hand side.



VIEWING

Viewing strictly by appointment
with the sole agent RH & RW Clutton
01798 344554 - PeterH@rhrwclutton.co.uk



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