

house.

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## VIOLA HOUSE

Stedham

Midhurst GU29 0PA

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Amongst the idyllic rolling hills of the South Downs National Park, a lavish family home sitting in the middle of 45 acres of immaculate grounds

- Reception hall and 5 reception rooms
- Kitchen, secondary kitchen, utility room and cellar
- Leisure complex including indoor swimming pool
- Master suite with dressing room and bathroom
- 8 further bedrooms and 6 further bath / shower rooms (2 en suite)
- 4 bedroom cottage
- Garaging, workshop and comprehensive equestrian facilities
- Tennis court, natural swimming pool, fishing on the River Rother
- Extensive gardens and grounds, in about 45 acres
- Viola House EPC: D; The Cottage EPC: E



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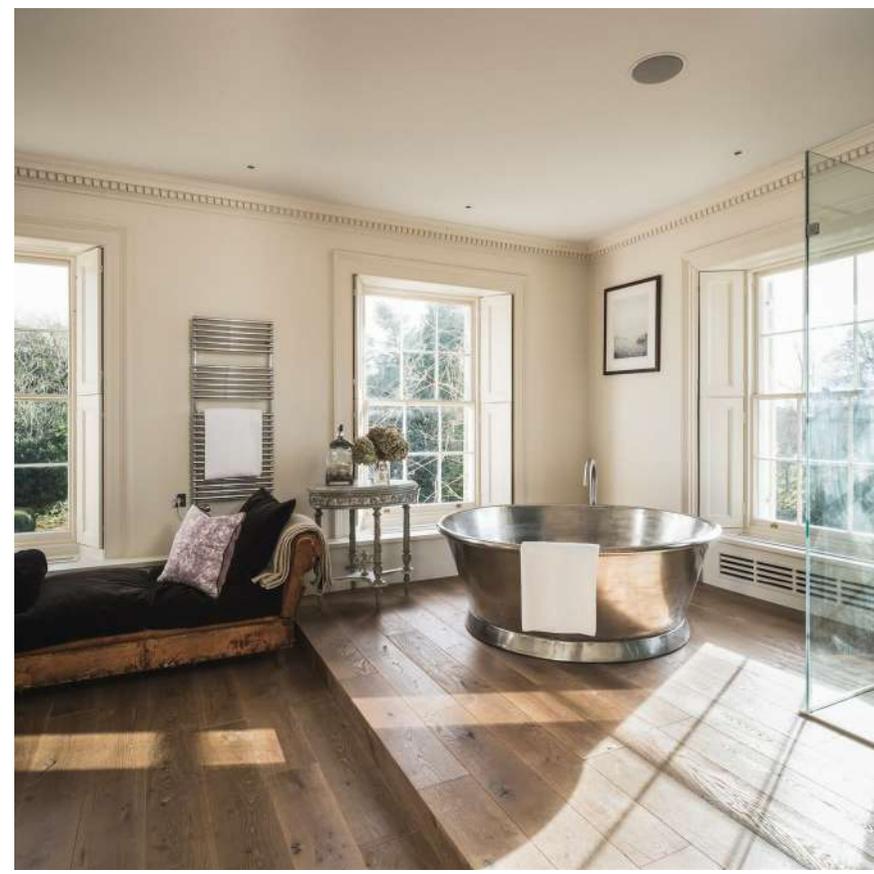
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## Covering London Surrey and Sussex

Total gross internal area: Viola House 14,854 sq ft / 1,380 sq m; The Cottage 1,173 sq ft / 109 sq m; Stables 3,827 sq ft / 355 sq m; Barn 508 sq ft / 47 sq m.

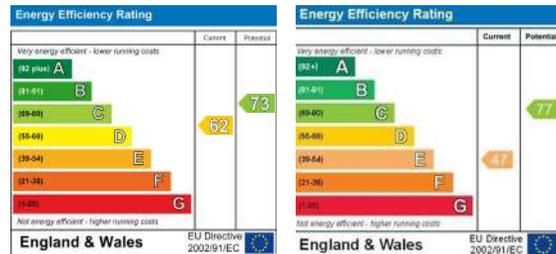
Services: All mains services. Water supplied by natural well filtered by state of the art purification system (backed up by mains supply). Underfloor heating in a number of rooms within the main house. The Cottage has all mains services.

Local authority: Chichester District Council. Tel: 01243 785166.

Viewing: Strictly by appointment. Tel: 01483 266700.

Photographs taken 2017.

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Approximate Gross Internal Area Total  
Stables Cottage = 3,827 sq ft / 355 sq m  
The Cottage = 1,173 sq ft / 109 sq m  
Barn = 508 sq ft / 47 sq m  
Total = 5,508 sq ft / 511 sq m

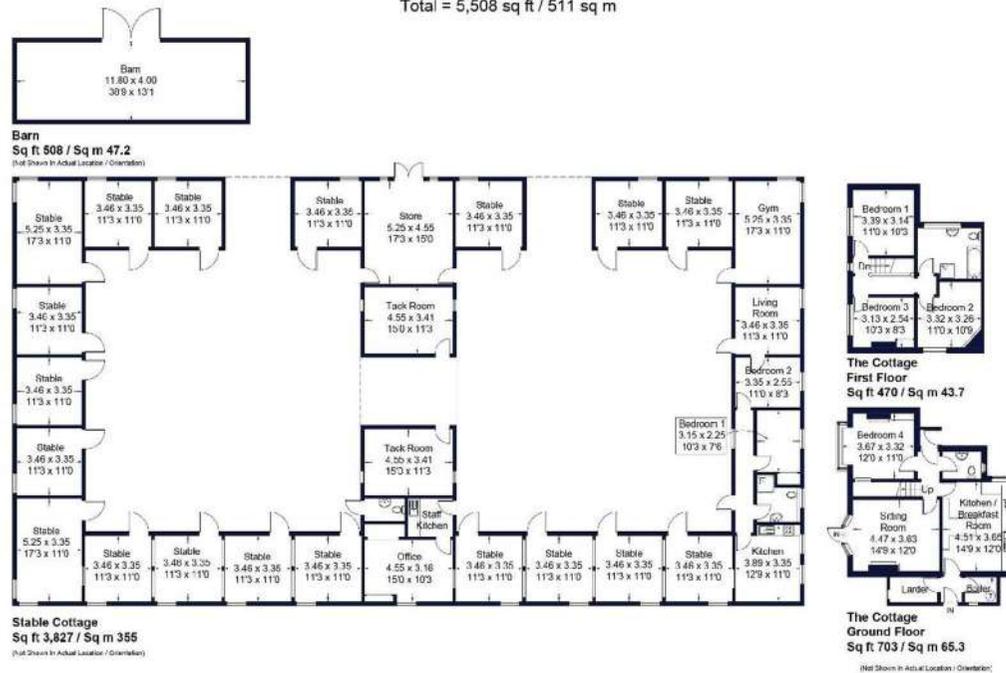


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID396049)

