



## East House

Charlton, Singleton

An impressive Grade II listed Georgian house, believed to be part of a former hunting lodge set in the beautiful rural village of Charlton.

# East House

Charlton, Singleton



## Mileages (approximate)

Chichester 7.5 miles

Midhurst 6.5 miles

Petersfield 16 miles

## Summary of Accommodation

Entrance Hall

Sitting Room

Dining Room

Kitchen

Utility

Cloakroom

Study

Master Bedroom

En-Suite Shower Room

3 Further Bedrooms

Bathroom

Garden

Garage

Parking

## Description

East House is believed to have been built by the Duke of Devonshire and the Duke of St Albans who visited the village for the famous Charlton Hunt. Known as the 'Double Palace' it was thought to have originally been part of a pair of hunting lodges owned by the Duke of Richmond and is now Grade II listed and situated in an area of Outstanding Natural Beauty. Upgraded in the 1970's to form an elegant family home linked across an archway to it's pair; this striking Grade II listed property has many period features including arches, original coving to the high ceilings, large sash windows and fireplaces. The property has a wonderful spacious entrance hall with the pretty staircase, the kitchen and bathrooms have been upgraded and it is well presented throughout.

## Outside

The rear of the property is accessed through a shared arch leading to the driveway with brick and flint garage, log store and garden shed. To the front of the property there is a pretty front garden with established shrubs and wisteria across the road is a further area of garden which is shared with the neighbour. There are stunning views of the surrounding countryside which is part of the South Downs National Park.

The large garden to the rear is enclosed and partly walled with terrace and lawn bordered with mature shrubs leading up to a wildflower area, again with wonderful open views over the South Downs.

## Situation

Charlton is a quiet and charming village in a rural position surrounded by the open countryside of the South Downs, situated close to the famous Goodwood racecourse and just a mile from Singleton. The historic cathedral City of Chichester is about 7 miles with an excellent national theatre, wealth of period architecture, high street shopping, fashionable restaurants, cafes and bars and station to London. Goodwood is famous for its event days including horse racing and the world famous Festival of Speed. There are a number of good schools nearby, both state and private including Westbourne House and Prebendal.

With Chichester and the A27 within easy access Charlton is well located for road and rail networks to London and across the South.

## Services

Oil fired central heating, electricity, mains water and drainage.

## Local Authority

Chichester District Council, 01243 785166

## Tenure and Possession

The property is offered for sale Freehold with vacant possession upon completion

## Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Directions:

Leave Chichester taking the A286 Midhurst Road. Continue through the village of Lavant and on to Singleton. At Singleton take the second right hand turn signposted to Charlton and East Dean. Continue into the village of Charlton and East House is on the left next to the Fox Goes Free public house.



## Viewing

Strictly by appointment with The Country House Company.

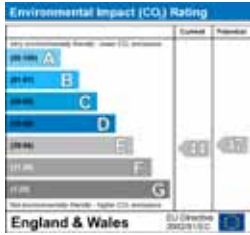
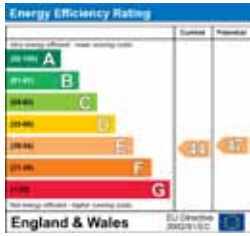
Tel: 02392 632275 Email: [info@country-house-company.co.uk](mailto:info@country-house-company.co.uk)

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



### Disclaimer: (including fixture and fittings)

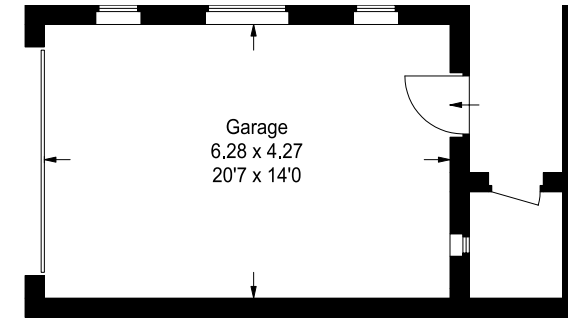
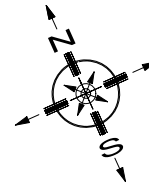
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# East House, Charlton, Singleton, West Sussex, PO18 0HU

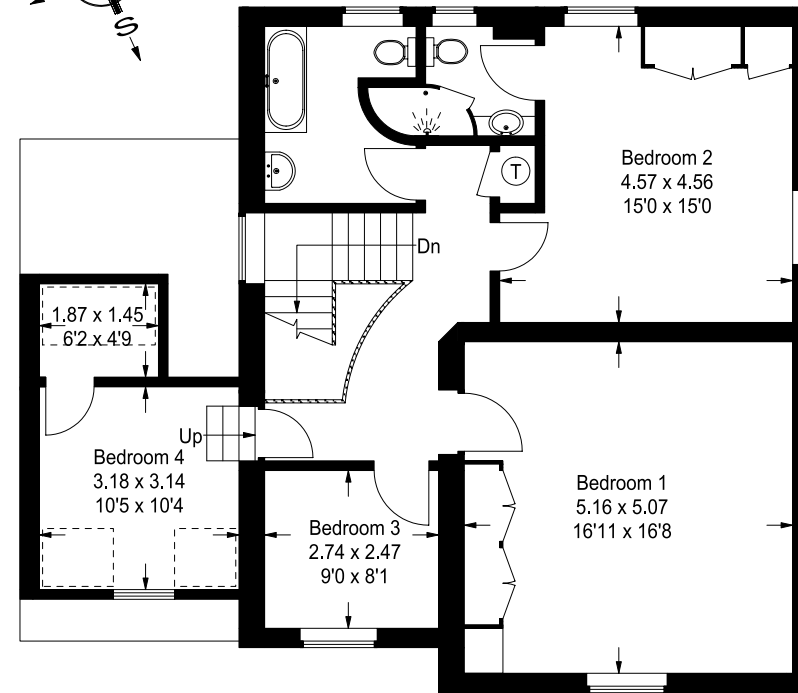
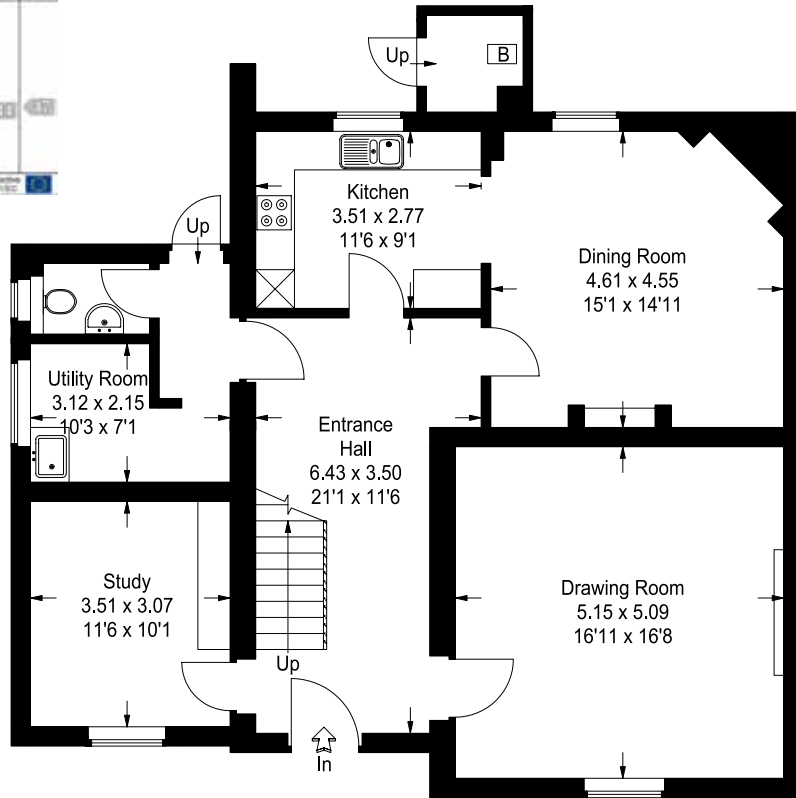
Approximate Gross Internal Area :- 202 sq m / 2174 sq ft  
 Garage :- 30 sq m / 323 sq ft  
 Total :- 232 sq m / 2497 sq ft

= Reduced headroom below 1.5 m / 5'0"



(Not Shown In Actual Location/ Orientation)

**Garage**



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