



Newlands

Westburton Lane, Bury, (nr Arundel) Pulborough, West Sussex RH20 1HB

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Property Features

Main House

4 Bedrooms
1 ensuite Shower Room
Landing, Family Bathroom
Main Entrance Hall
Cloakroom/WC
Drawing Room
Dining Room
Conservatory
Large Snug
Study
Kitchen/Breakfast Room
Cloakroom/WC, Second Hall leads to:

Attached Annexe

Large Inner hall, Lift and Staircase
Large Utility Room/Potential Kitchen
Sitting Room with Triple aspect
First Floor Landing and Lift entrance
2 Double Bedrooms
Large Bathroom

Gardens & Grounds

Large Garage and space for 3 vehicles
Games Room/Potential Gym and Log Store
Tennis Court and Tennis Store
Heated Swimming Pool
Long driveway and parking for
at least a dozen vehicles
Beautifully landscaped formal gardens and
adjoining field with separate access
In all, set in about 3.4 acres

**Spectacular scenery
nearby The South Downs**

Newlands

Westburton Lane, Bury, nr Arundel

A superb country house of character with versatile accommodation and an attached Annexe, a tennis court and swimming pool, in all set in wonderful private grounds of approximately 3.4 acres, close to magnificent countryside at the foot of the South Downs



THE PROPERTY

Newlands is a fine country house of great character, which has been substantially extended by the current owners. The property is superbly presented and has a light and airy atmosphere throughout, with versatile accommodation that can be used as a whole for a large family or as two homes utilising the Annexe which has potential for independent access. The accommodation of the main house comprises: A welcoming entrance hall, cloakroom, drawing room with bay window and a wonderful outlook across the formal lawns and this room features a stone fireplace and archway through to the dining room. There is an impressive conservatory, large snug with a study area and an impressive double aspect well appointed kitchen/breakfast room with vaulted ceiling, an excellent range of wall and base units, stone composite polished worktops and central island. From the main entrance a staircase rises to the landing to four bedrooms, two of which have built-in wardrobes and the principal bedroom has en-suite shower room and there is a well appointed family bathroom.

From the kitchen there is a second hallway with a further cloakroom and door leading into the Annexe with a large impressive hallway and lift access to first floor also accessed via an outstanding bespoke well staircase. The ground floor has a large utility room/potential kitchen and there is a triple aspect sitting room. The staircase rises to the landing leading to two double bedrooms, one of which has en-suite dressing room housing the lift, and there is a superb large bathroom.

To the front of the house there are sweeping lawns, well screened by mature hedging and numerous trees. A stone terrace runs the full width of the house and there is a further brick terrace to the west with raised brick planters and lighting.







Principal Bedroom Main House



Annexe Main Bedroom



Annexe Sitting Room

BURY VILLAGE Nr. ARUNDEL

Bury is one of the sleepier villages in West Sussex, set in a lovely location at the foot of the Bury Hill from where spectacular views of the Arun Valley can be enjoyed. As the River Arun winds its way through its wide plain, it finds its way to the edge of Bury and through nearby Amberley Village which has nature reserve Amberley Wild Brooks and Amberley Castle Country Hotel. The Roman settlement at Bignor is well worth a visit. The church of St. John the Evangelist in Bury sits on a small area of raised ground overlooking the river and has a calm atmosphere. There is a primary school and prep school Dorset House School, alongside the church and the village has a Farm shop and a popular pub restaurant The Squire & Horse, which is within walking distance of Newlands.

CHICHESTER

The City was founded by the Romans during the first century AD and has a comprehensive shopping centre accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools in the area between Chichester and Pulborough including: Dorset House School, Great Ballard, Slindon College, Westbourne House, University of Chichester, Bishop Luffa, Oakwood, Prebendal, and notable public schools include: Seaford College, Charterhouse, Cranleigh, Christ's Hospital and King Edwards at Witley.





Field adjoining the formal gardens

GARDENS & GROUNDS

Newlands is approached through a five bar timber gate with an electronic sensor opening into a long driveway flanked by sweeping lawns, set well within extremely private formal gardens. To the front and side of the house there is a triple bay garage with two door access and attached at the rear of which, there is a large Games Room/Potential Gym and log store. There is a sheltered Tennis court with two-tone hard surface and Tennis store room, a heated outdoor swimming pool with a York stone surround and a timber Summerhouse/changing room. There is a delightful field adjoining the gardens which would be ideal for a paddock with a separate gate. **In all, set in about 3.4 acres.**

SERVICES Mains electricity, water, private drainage via cesspit and Oil fired heating. EPC Rating: D



Hard Tennis Court and Tennis Store Room

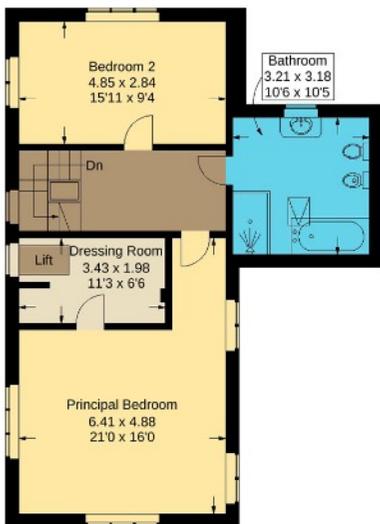
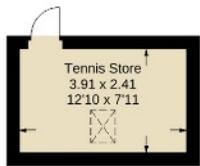


COASTAL & COUNTRY PURSUITS

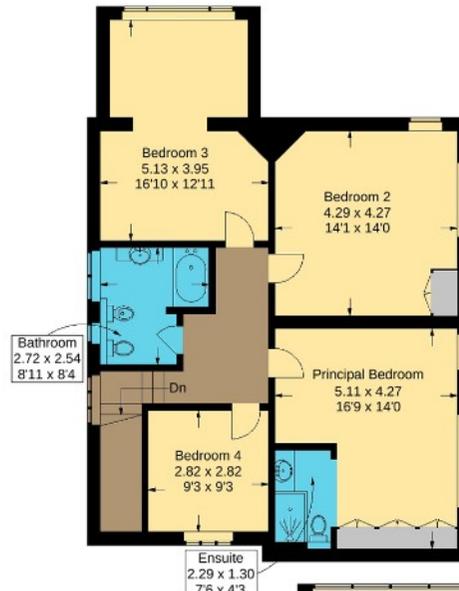
The historic Arundel Castle is about 4 miles to the South and among many other attractions in the area are: The Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood, Cowdray Park, Chiddingfold and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park nearby provides miles of footpaths and bridleways. Chichester is about 10 miles to the South west and a further 8 miles beyond the city there are miles of sandy beaches at West Wittering, which has been awarded the 'Blue Flag' international status for excellence. Chichester has about 17 miles of harbour channels leading out to The Solent, and there are about 3,750 moorings and about 12,000 registered vessels, 2,000 berths and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), in all there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

Newlands, Westburton Lane, Bury, West Sussex

Approximate Gross Internal Area = 377.4 sq m / 4062 sq ft
 Outbuildings = 121.5 sq m / 1308 sq ft
 Total = 498.9 sq m / 5370 sq ft



Annexe - First Floor



Main House - First Floor

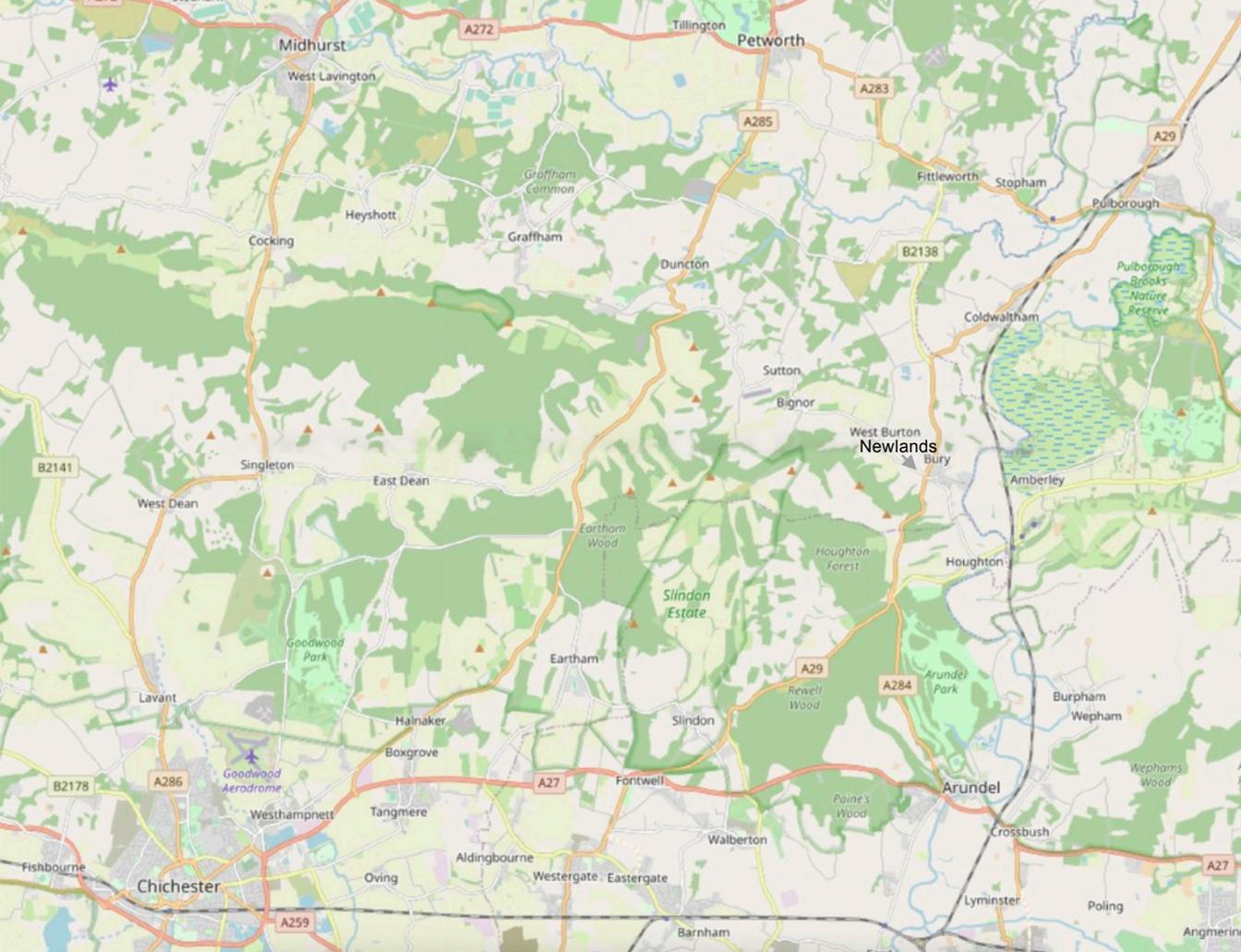
Outbuildings (Not shown in exact location)



Annexe - Ground Floor

Main House - Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



BURY VILLAGE - LOCATION

Arundel 4 miles, Pulborough 4.7 miles, Amberley rail Station 2 miles, Chichester 10 miles, Goodwood The Kennels Members Club - Restaurant/ Golf club and Goodwood Hotel are about 9 miles, London 60 miles. Pulborough mainline station links to London Victoria (71mins). Airports at Heathrow (44miles), Gatwick (34 miles) **All distances and times may vary.**



Goodwood Racecourse



Goodwood Motor racing



Chichester Marina



West Wittering

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