

WOODSMOKE

EBERNOE, NR PETWORTH, WEST SUSSEX



JACKSON-STOPS

**WOODSMOKE
EBERNOE, WEST SUSSEX**

TOTAL APPROX. GROSS INTERNAL AREA: 4354 SQ FT / 404.47 SQ M

A DELIGHTFUL AND SPACIOUS FAMILY HOME
TUCKED AWAY IN THIS HIGHLY SOUGHT
AFTER HAMLET CLOSE TO PETWORTH AND
SET AMONGST CHARMING GARDENS



GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room
- Formal Drawing Room
- Sitting Room
- Formal Dining Room
- Ground Floor Bedroom
- Shower Room
- Utility Room

FIRST FLOOR

- Principal Bedroom with Bathroom ensuite
- Three Double Bedrooms
- Single Bedroom
- Study Area
- Family Bathroom

OUTSIDE

- Gardens
- Paddock
- Stable Block
- Tennis Court
- Orchard and Vegetable Garden
- Green House
- Two Double Garages
- In all about 3 acres





THE PROPERTY

Woodsmoke is a delightful family home with well-proportioned accommodation and a light, spacious feel throughout. An inner hallway with boot cupboard leads through to the long hallway with further cloak cupboards and separate understairs cupboard and opens onto the kitchen, which is large and welcoming, with the benefit of an impressive, vaulted ceiling and full height triangular arch windows, limestone flooring, a range of built in cupboards, central island an Aga and separate oven. A square arch leads through to the separate breakfast room with lovely views out to the garden. A triple aspect family sitting room with French doors to the garden has a lovely wooden fireplace whilst the more formal drawing room has the benefit of two triple bay windows with fitted cupboards with double doors for storage and a bespoke mantel and surround to the fireplace. A double aspect formal dining room, utility room and further family room (currently used as a bedroom) and a separate shower room completes the ground floor accommodation. Two staircases at either end of the house lead up to the first floor where there is a study area incorporated into the landing. The principal bedroom has the benefit of stunning views over the gardens and bathroom ensuite, there are three further double bedrooms, a single bedroom and a family bathroom.





GARDENS & GROUNDS

The property is approached via a gate leading to a sweeping gravel drive with parking for several cars and two sets of double garages. The attractive southeast facing gardens are mainly laid to lawn with established and well-tended borders, mature fruit trees, a large terrace and a lovely rose garden. The vegetable garden is bordered to one side by a covered walkway with a vine and has a good greenhouse. Beyond the gardens, which have the remains of the original walls, lies a tennis court, a paddock with double stable block equipped with power and water, hay storage and tack room.

THE LOCATION

Ebernoe is a charming hamlet just to the north of Petworth, within the South Downs National Park and is surrounded by beautiful countryside and woodland. Ebernoe Common, a nature reserve managed by the Sussex Wildlife Trust provides some stunning views and lovely walks. There is a Victorian and historic church and a thriving cricket ground.

The towns of Petworth and Midhurst are close by and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

Petworth and the surrounding area have much to offer, with Petworth Park and House, the well regarded Petworth Festival, Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.





PROPERTY INFORMATION

Post Code: GU28 9LD.

Services: We have been advised by our clients that the property has private drainage, oil, water, propane gas and electricity. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band G.

Photographs: Taken (2025).

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

DIRECTIONS

From Midhurst, take the A272 towards Petworth. Go through Petworth and head out on the A283. After approximately 3 miles take the right hand turn signposted to Ebernoe. Follow this road for about a mile, past the cricket club on the left-hand side and Woodsmoke can be found shortly afterwards on the left-hand side.

what3words: ///broth.asks.bloomers

DISTANCES

BY ROAD:

LONDON 49 MILES
PETWORTH 4 MILES
HASLEMERE 9 MILES
MIDHURST 13 MILES

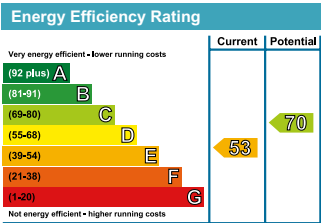
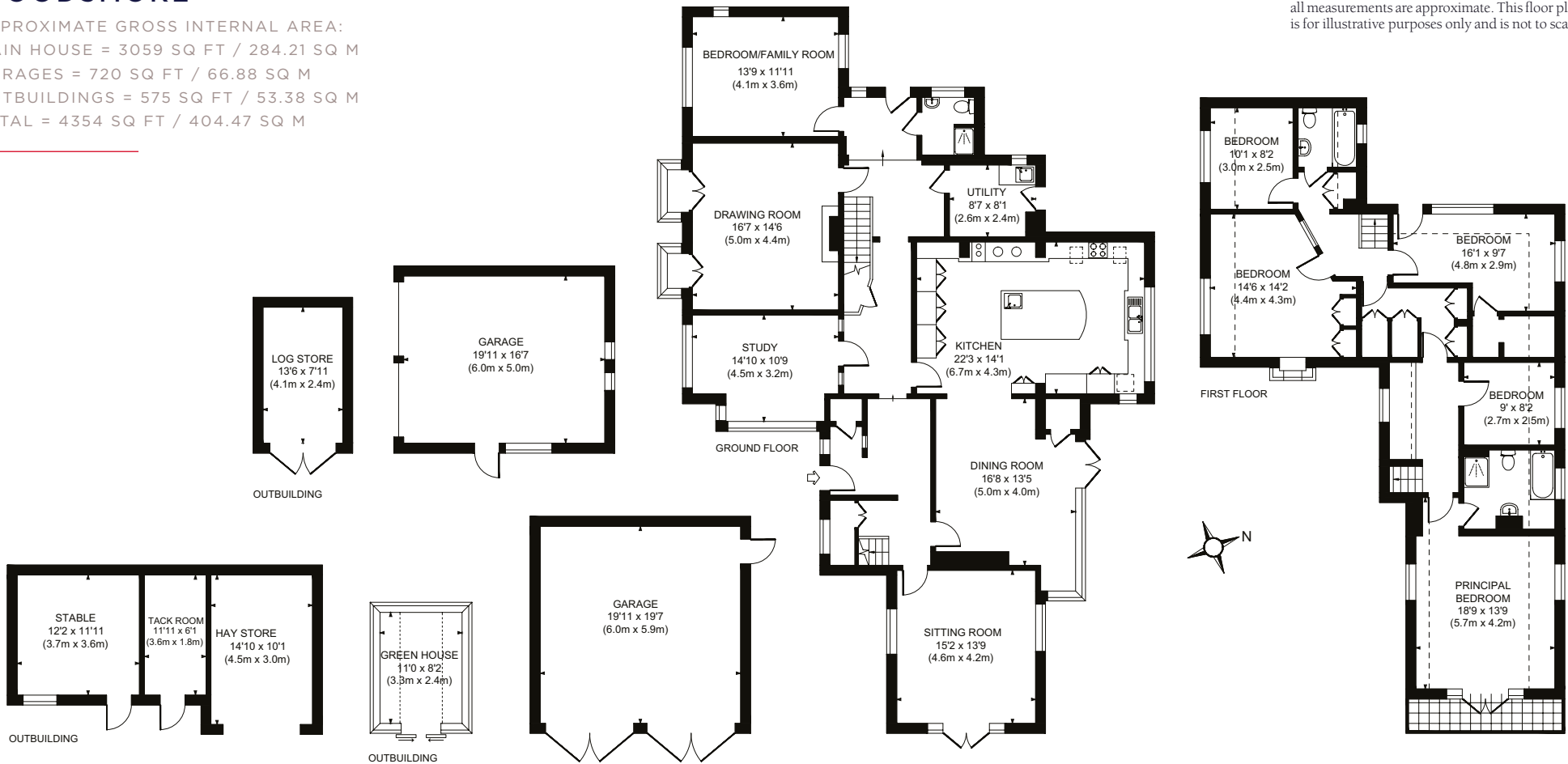
BY RAIL:

HASLEMERE TO LONDON WATERLOO
FROM 49 MINUTES

WOODSMOKE

APPROXIMATE GROSS INTERNAL AREA:
MAIN HOUSE = 3059 SQ FT / 284.21 SQ M
GARAGES = 720 SQ FT / 66.88 SQ M
OUTBUILDINGS = 575 SQ FT / 53.38 SQ M
TOTAL = 4354 SQ FT / 404.47 SQ M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



MIDHURST

01730 812357

midhurst@jackson-stops.co.uk

jackson-stops.co.uk



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PROPERTY EXPERTS SINCE 1910