



VINING WOOD
LODSWORTH, PETWORTH, WEST SUSSEX

JACKSON-STOPS 

VINING WOOD
LODSWORTH, PETWORTH, WEST SUSSEX, GU28 9DJ

GUIDE PRICE £850,000

A SIZEABLE SINGLE STOREY RESIDENCE IN
THE POPULAR VILLAGE OF LODSWORTH,
CLOSE TO WALKS, THE RECREATION
GROUND, VILLAGE SHOP AND PUB.



DISTANCES

BY ROAD

LONDON 50 MILES
MIDHURST 4 MILES
PETWORTH 4.5 MILES
HASLEMERE 8 MILES
CHICHESTER 16 MILES

BY RAIL

HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Hall
- Kitchen
- Dining room
- Sitting room
- Utility
- Cloakroom
- Office
- Main bedroom with bathroom en suite
- 2 further bedrooms
- Family bathroom
- Integrated double garage

OUTSIDE

- Workshop / store
- Potting shed
- Shed
- Parking
- Garden



THE PROPERTY

Vining Wood is a detached Guildway bungalow, situated in an enviable quiet quarter of the popular and very well served village of Lodsworth. Situated just off school lane and accessed by the Cowdray forestry track, Vining Wood has incredible access to dramatic walks from the front door. The previous owner required wheelchair mobility and the house was well adapted to accommodate these particular requirements.

The property has a lovely aspect over the garden which runs away from the house to the South East. Vining Wood had the benefit of a car port (recently removed) and a sizeable double garage providing good, secure parking.

The accommodation is adaptable given the way the property was built but provides for a light and bright reception rooms, a well equipped kitchen, separate utility, formal dining room that links with kitchen and adjacent sitting room which is sizeable and enjoys a pleasant aspect over the front garden.

The bedrooms and bathrooms are spread along the adjacent wing, the main bedroom has a bathroom ensuite and a dressing room which links with the integral garage / workshop.

The two other bedrooms, a single and double share the use of a family bathroom with shower and an adjacent WC.

The garage provides good storage space, both within the roof structure and below. There is a workshop area to the rear of the garage with its own access outside and an oil-fired boiler.

The garden is mainly laid to lawn with mature borders that are well planted. There is evidence of an historic dry-stone wall, visible on the approach to the house and an elaborately landscaped garden to front, side and rear. There is also a potting shed discretely tucked into the garden boundary and another garden shed at the rear.



THE LOCATION

Vining Wood is situated in a private tucked away part of Lodsworth, one of the most highly sought after villages in the South Downs National Park. It has an award-winning community run village shop, The Lodsworth Larder, an excellent public house, The Hollist, an 11th century Church, recreational grounds with a variety of sports clubs including croquet and tennis, a local micro-brewery, bakery and is surrounded by open countryside. The village of Lickfold is just down the road with the popular local pubs including Three Horseshoes pub, and the renowned Noah's Ark Inn at Lurgashall.

The towns of Midhurst and Petworth 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. There are an excellent choice of schools in the area. 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.

Midhurst and the surrounding area have much to offer with 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		



DIRECTIONS

From Midhurst take the A272 towards Petworth. After 4 miles, turn left and continue into the village. Just before the Hollist Arms public house, bear left and then turn right into School Lane. Proceed for about 0.2 miles, then take the second left turning up the unmade track signposted 'Bayleys'. Turn right and Vining Wood is the next house on the left-hand side.

What3Words: [///onlookers.lawns.cricket](#)

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating. None of the services have been tested.

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

Viewing: Only by appointment with Jackson-Stops. Tel: 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.

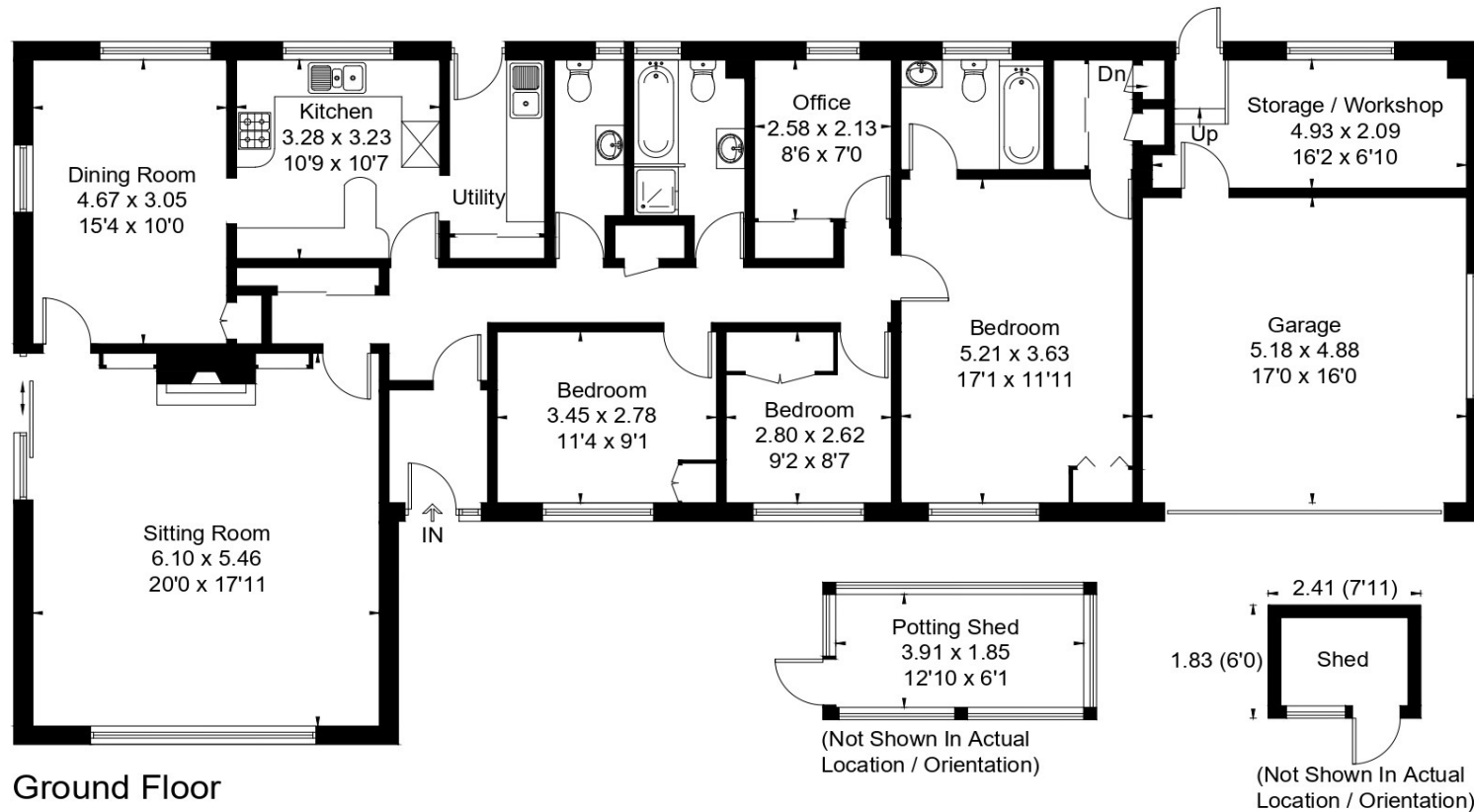
Local Authority: Chichester District Council

Tax Band: G

Tenure: Freehold

Photographs: Taken June 2026

Approximate Floor Area = 146.5 sq m / 1577 sq ft
Outbuildings = 43.4 sq m / 467 sq ft (Excluding Shed)
Total = 189.9 sq m / 2044 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109598

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

MIDHURST

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PROPERTY EXPERTS SINCE 1910