



Willowhayne House  
Tamarisk Way, East Preston, West Sussex, BN16 2TE

## Willowhayne House

One of the first homes to be built in the 1930's and sharing the same name as this prestigious estate, Willowhayne House sits well in it's southerly grounds and enjoys accommodation of over 6,700 sq. ft., including a leisure suite and staff quarters.

Guide Price £2,750,000 Freehold

Freehold · 5 bedrooms · 4 bathrooms · 4 reception rooms · Double garage · Large gardens

### Description

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The house is approached via sweeping in/out carriage driveway with well kept front lawns and a sunken pond. Solid oak floor takes you through to the stunning Reception Hall with it's imposing staircase set well in the turret, rising to the First Floor Galleried Landing. To the south side there is an imposing Drawing Room, Study and formal Dining Room with oak panelling and doors to the comfortable Snug, all of which enjoy views over the well stocked rear garden.

The Kitchen/Breakfast Room is of a good size and comprises bespoke handmade kitchen units with Central Island, all with granite worktops. From the Kitchen there are doors to the enclosed Courtyard with stairs leading down to the Cellar and Boiler Room. Also from the Kitchen are doors through to the Utility Room, Leisure Suite and indoor pool. En-route to the Pool Room there is a ground floor Shower and Changing Room and separate Utility Room comprising storage units and plumbing for washing machines and tumble dryers. The Gym looks out over the gardens and into the Pool Room with Jacuzzi (not included). From the Pool Room there are doors going out to the gardens. Of particular note is the "Fluvo" wave and swimming machine.

From the First Floor Galleried Landing there are five Bedrooms (four double and one single) and three Bathrooms, with all of



the principal rooms enjoying southerly sea views and access to balconies. The Master Bedroom Suite benefits from a large Dressing room and original "Art Deco" Bathroom with marble fittings.

The Snooker Room/Staff Quarters is located on the first floor east wing above the Triple Garage and comprise an extensive Reception Room, Bedroom with Kitchenette, Bathroom and access to a southerly facing balcony.

The gardens are well established with a pretty summerhouse and a large sunken well stocked pond with waterfall feature. The extensive lawns are enclosed by mature trees and borders and also benefit from direct access to the greensward and beach.

Extensive gardens of approximately an acre. Sweeping in/out carriage driveway with front lawns and pond. Rear garden mainly laid out to lawns, mature trees, shrubs and borders. Landscaped well stocked ornamental pond with cascading waterfall. Summerhouse. Access to the greensward.

## Location

The Willowhayne is a private Sea Estate on the coast at East Preston. East Preston Village itself lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities. A Virgin Health Club/Spa and Ham Manor Golf Club are approximately two miles away.

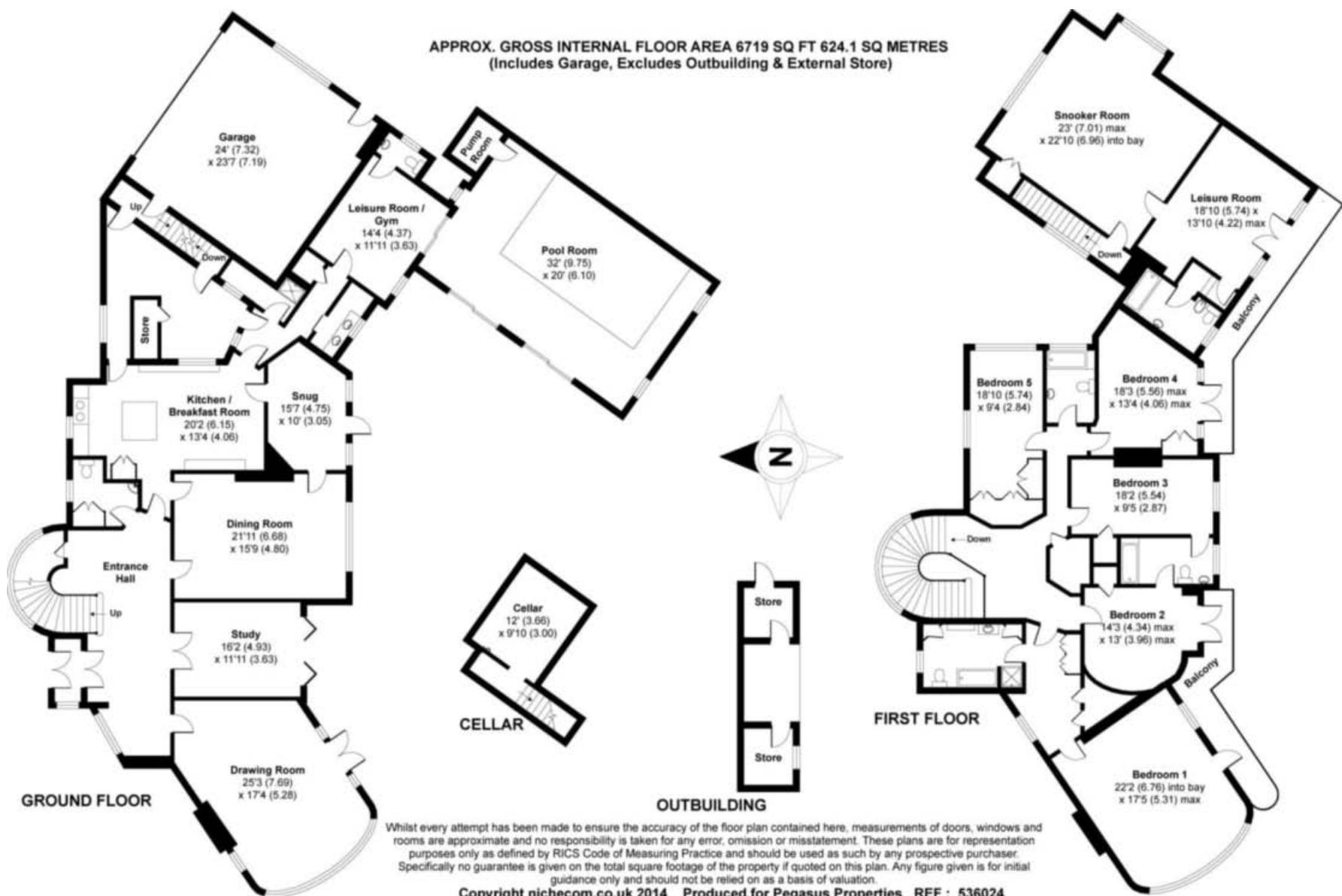








APPROX. GROSS INTERNAL FLOOR AREA 6719 SQ FT 624.1 SQ METRES  
(Includes Garage, Excludes Outbuilding & External Store)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

### Council Tax

Council Tax Band H

### Reference

PEGWILLOW

### Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



**Pegasus Properties**

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 [arundel@pegasusproperties.co.uk](mailto:arundel@pegasusproperties.co.uk) [pegasusproperties.co.uk](http://pegasusproperties.co.uk)

