



Tall Trees  
High Street, Angmering, West Sussex, BN16 4AW

## Tall Trees

A magnificent country mansion set in a quiet location within this idyllic Sussex village, offering excellent links to London.

Freehold · 6 bedrooms · 7 bathrooms · 5 reception rooms · Leisure complex · 4.5 acre grounds

### Description

A magnificent country mansion set in a quiet location within this idyllic Sussex village, offering excellent links to London.

This is a superb home finished to the owner's specification and set in 4.5 acres of level mature grounds.

The house has been completed to a very high standard throughout with exquisite porcelain and stonework, high specification bathrooms, kitchen and cabinetry.

With over 13,500 sq. ft of accommodation the main house boasts, five bedroom suites, two first floor sitting rooms, separate staff bungalow, five reception rooms, rosewood kitchen, cinema, media room, secondary entertaining kitchen and utility room, all complimented by the Spa comprising indoor pool, steam cabinet, sauna, two showers and toilet.

Flanking both ends of the property are two, three bay garages, accessed from the library and utility room.

Outside the architecture is beautifully surrounded by mature landscaped grounds with carriage driveway, herb garden, walled garden, water features, tennis court, summer house, gardeners' store/garage with WC and kitchenette, and extensive lighting.



Brighton 19 miles, Gatwick 37.7 miles, Heathrow Airport 59.5 miles, Central London 61 miles, Wittering beach 23.9 miles, Goodwood 14 miles (distances approximate)

## Location

Tall Trees occupies a delightfully secluded position along a country lane within a mile to the east of Angmering village. Surrounded by its own extensive park-like grounds this imposing country house offers the most attractive country hideaway whilst being within easy reach of necessary amenities and communications.

Located on the southern edge of the South Downs National Park, Angmering is an ancient settlement with origins dating back to Roman Britain and earlier. Today, with its attractive collection of period buildings, village square, parish church, schools and pubs, Angmering really is the archetypal English downland village. It provides a good selection of local convenience and speciality shopping whilst a wider choice of services is available at nearby Worthing and Rustington or a little further afield at Brighton and Chichester.

Communications are good. The main A27 coastal trunk road is within easy reach and connects with the principal A283, A24 and A23 routes for access to London, the airports and the national motorway network. Angmering has its own train station with frequent connections to Brighton, Chichester, Portsmouth and London (Victoria).

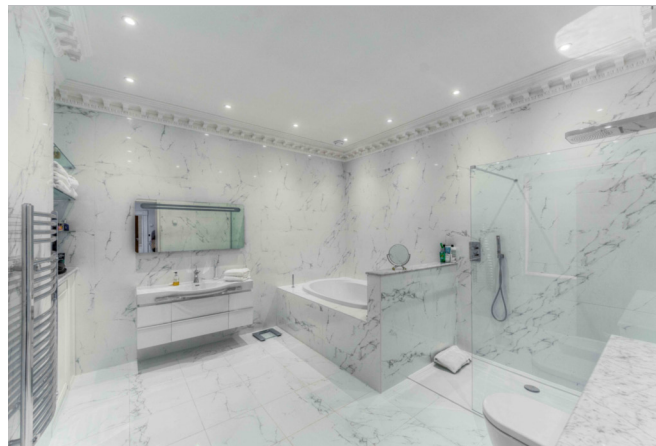
The area is blessed with a good selection of schools. These include the village primary and secondary schools as well as Dorset House, Slindon College, Our Lady of Sion and Lancing College among several others in the private sector.

Recreational opportunities include racing at Goodwood, Fontwell Park and Brighton; motor racing and flying at Goodwood; sailing at Chichester as well as country sports at a number of venues in the area. There are several sport and leisure centres within easy reach and the sea is less than 2 miles away. Walkers and cyclists are well provided for with access to the rolling South Downs directly from Tall Trees.













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