



Uplands, Pipers Lane, Northchapel, West Sussex, GU28 9JA

Guide Price £1,095,000 - Freehold

 **Henry Adams**
estate agents





An exceptional five-bedroom detached family home with panoramic South Downs views, beautifully landscaped south-facing gardens, stylish contemporary interiors and versatile accommodation in the heart of Northchapel.

- Outstanding Detached Family Homes With Panoramic Views Overlooking Beautiful South Downs Farmland.
- Five Double Bedrooms & Three Bathrooms
- Stunning Double-Height Galleried Dining Hall
- Contemporary Sitting Room With Bio-Ethanol Fireplace
- Stylish Kitchen/Breakfast Room With Pantry & Bi-Fold Doors
- Separate Utility Room & Ground Floor Cloakroom
- Ground Floor Guest Bedroom With En-Suite, Ideal For Multigenerational Living
- Principal Bedroom With Fitted Wardrobes, En-Suite & Exceptional Views
- South Facing Landscaped Gardens With Terrae & Hot Tub
- Carport & Extensive Gravel Driveway

Extensively improved by the current owners, the property has been thoughtfully designed for modern family living, combining light-filled contemporary interiors with exceptional entertaining spaces and a seamless connection to the outdoors.

The welcoming entrance hall opens into a spectacular double-height galleried dining area, where full-height glazing immediately draws the eye across the gardens to the surrounding landscape. This striking central space creates a wonderful first impression and forms the heart of the home.

The beautifully proportioned double-aspect sitting room is flooded with natural light and centred around a contemporary bio-ethanol fireplace, creating an elegant yet comfortable space for everyday living. The kitchen/breakfast room is superbly appointed with sleek high-gloss cabinetry, integrated appliances, generous worksurfaces and a separate walk-in pantry. There is ample space for informal dining, while wide bi-fold doors open directly onto the terrace, perfectly blending indoor and outdoor living during the warmer months.

A separate utility room provides excellent practical space, while the ground floor also benefits from a cloakroom and a spacious double bedroom with its own en-suite shower room. Currently arranged as an additional sitting room, it offers excellent flexibility as guest accommodation, an annexe-style suite or space for multi-generational living.

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The sense of space continues upstairs with an impressive galleried landing leading to a glass-fronted balcony, perfectly positioned to take in the spectacular panoramic views over the gardens and surrounding countryside. The principal bedroom enjoys fitted wardrobes, a contemporary en suite and the same exceptional outlook.

Three further generously proportioned bedrooms are served by a stylish family bathroom.

The beautifully landscaped rear garden enjoys a prized southerly aspect and backs directly onto open farmland, creating a wonderful sense of peace and privacy. Predominantly laid to lawn, the garden is complemented by an expansive terrace, ideally positioned for al fresco dining and entertaining and accessed directly from both the kitchen and dining hall. A raised deck with contemporary glazed balustrading provides the perfect setting for the hot tub, allowing uninterrupted enjoyment of the outstanding countryside views throughout the year. To the front, an extensive gravel driveway provides parking for numerous vehicles and is complemented by a double carport.

Utilises & Services

Chichester District Council Tax Band: C (£2,184.13)

Services: Mains water, electricity and drainage. Oil-fired central heating (As Advised By Our Vendors) EPC Rating: D

Location & Directions

Northchapel is a thriving village situated within the South Downs National Park, renowned for its beautiful rolling countryside and excellent network of footpaths and bridleways. Village amenities include a popular public house, village shop and Post Office, recreation ground, church, village hall and primary school.

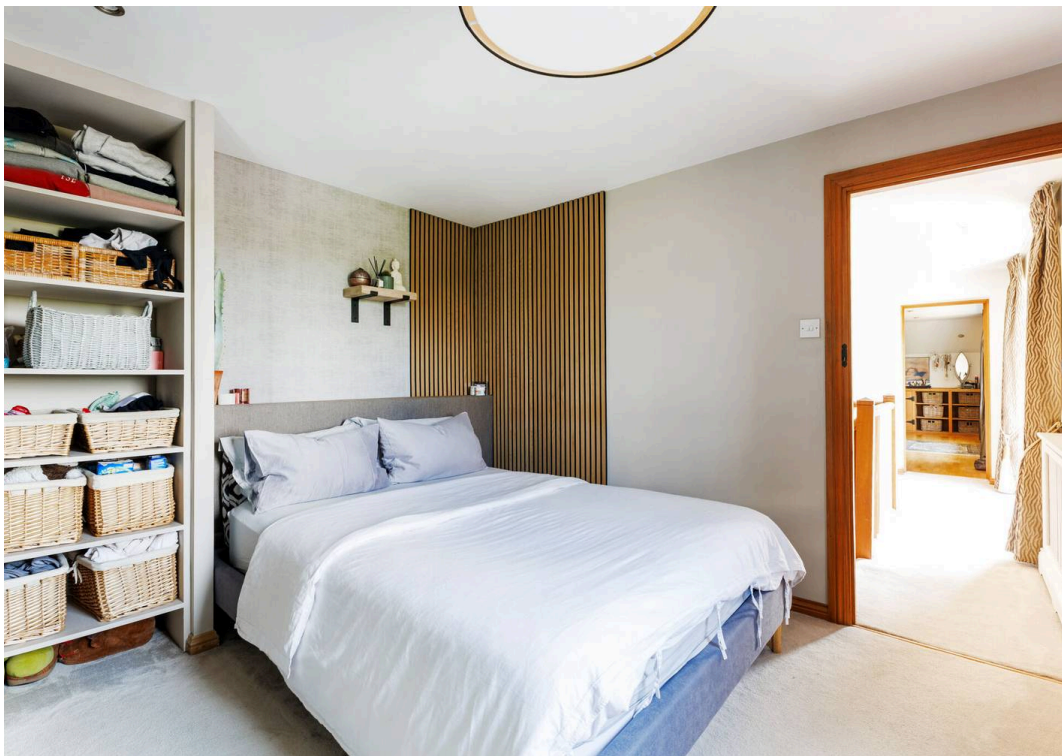
The nearby market town of Petworth offers a wider range of independent shops, cafés and restaurants, whilst Haslemere provides comprehensive shopping facilities together with a mainline railway station offering direct services to London Waterloo in approximately 50 minutes. Billingshurst also provides regular services to London Victoria and London Bridge.

The area is particularly well served by both state and independent schools, including Northchapel Primary School, Midhurst Rother College, Seaford College, Amesbury School and Charterhouse. Recreational opportunities include golf at Chiddingfold and Cowdray, polo at Cowdray Park, horse racing at Goodwood, sailing on Chichester Harbour and numerous country pursuits throughout the surrounding countryside.











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Approximate Area = 2580 sq ft / 239.6 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2676 sq ft / 248.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1497044







Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.