



WINDMILL HOUSE

**Barrington  
& Company**



## WINDMILL HOUSE, HIGH STREET, PETWORTH, WEST SUSSEX, GU28 0AU.

*A spacious and adaptable period town house, quietly situated with walled courtyard garden, garage and parking.*

Kitchen/Breakfast room, Sitting room, Dining room, Study, Cloakroom, Utility room, First Floor Drawing room, 4 Bedrooms, 3 Bathrooms, Walled Courtyard Garden, Double Garage, Additional Parking.

### DIRECTIONS:

Entering Petworth from the north on North Street continue into East Street and at the crossroads go straight across into Middle Street. At the T-Junction turn left and the property will be found after a short distance on the right. For the vehicle entrance continue along the High Street, turn right into Rosemary Lane and the turn right across the Library car park where the parking space will be found in front of the garage.

### SITUATION:

Whilst the property is situated in the heart of the town, the High Street is a quiet backwater and is not a major through traffic route. The vehicle access to the garage and parking is from Rosemary Lane. The historic market town of Petworth lies at the heart of the South Downs National Park and is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant activities, clubs and societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (12 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (12 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.







#### DESCRIPTION:

One of Petworth's most prominent town houses, Windmill House has the highly prized combination of a quiet location, easily maintained courtyard garden and not only a double garage but additional parking. This Grade II listed attached house dates from the seventeenth century with part tile hung elevations of brick and stone under a clay tiled roof. The spacious and adaptable accommodation is arranged over three floors and there is even potential to create a self contained annexe at the rear of the property. The front door opens to a lobby leading into a well proportioned dining room. The adjacent kitchen is well fitted with a range of painted wall and floor cupboards and there is a large larder. The bright south facing breakfast area overlooks the garden. Steps lead up to a sitting room with double doors to outside. There is also a cloakroom, utility room and study on this level. Stairs lead up to the first floor landing with a cosy reading nook. The first floor Drawing room has some interesting period features including an inglenook fireplace with log burner and a period carved pine dome top recess fitting. The adjacent master bedroom has a walk in cupboard and an ensuite shower room. To the rear of the house is the second bedroom and a shower room. Oak stairs lead up to the second floor with the large third bedroom, adjoining bathroom and the fourth bedroom which is presently fitted as a study with fitted shelves and cupboards.





## OUTSIDE:

To the rear of the house is a delightful rose clad walled courtyard garden with a gate from the adjacent footpath and a door leading to the garage. The flagstoned lower courtyard provides a sheltered south facing suntrap and steps lead to a small area of grass with a variety of mature shrubs. **The detached double garage** has light and power and is equipped with roller doors. There is a **separate utility room** with space for appliances.

Energy Performance Certificate; Band D.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.

COUNCIL TAX: Band G.  
Chichester District Council.







Approximate Gross Internal Area = 238.4 sq m / 2566 sq ft  
 Double Garage = 32.5 sq m / 350 sq ft  
 Total = 270.9 sq m / 2916 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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