



300 NORTH STREET

***Barrington
& Company***

300 NORTH STREET, PETWORTH, WEST SUSSEX, GU28 0DN.

Well away from main roads and enjoying distant rural views, an attached period town house with separate annexe and ample parking, all within walking distance of the town centre.

Reception hall, Cloakroom, Sitting room, Dining room, Kitchen/Breakfast room, Four Bedrooms, Three Bathrooms, including two ensuite. Detached Annexe/Home Office, Gas fired central heating, Garden, Ample Parking.

DIRECTIONS:

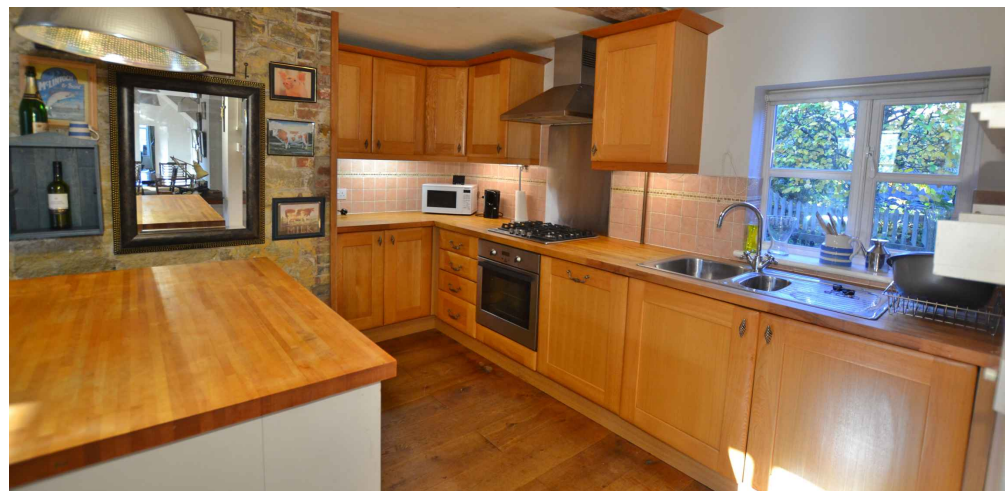
From the mini roundabout on the north side of Petworth take the A272 Horsham Road and then take the first right into a private drive, bear left into the parking area.

SITUATION

Although the address is North Street, the property is situated well back from main traffic routes with a long shared driveway access from the Horsham Road. Rural footpaths are close by as is Petworth Park. It is also within walking distance of the excellent range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals. Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools for both boys and girls. Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria.

DESCRIPTION

The property comprises a substantial attached Grade II listed town house of surprisingly generous proportions. It is believed to date from the 17th Century and was extended and completely renovated in 2004. Elevations are of stone and brick under a clay tiled roof and great care has been taken to maximise the uninterrupted rural views across the Shimmings and beyond.





The accommodation is arranged over 3 floors and the front door leads to a reception hall with cloakroom. The open plan dining room has double doors to the rear garden and leads through to the treble aspect sitting room with its feature open fireplace. The kitchen is well equipped with wall and floor units, ample worktops including island unit and an adjacent breakfast area. From the sitting room stairs lead down to the principal bedroom which has double doors onto its own garden terrace. There are built in cupboards and an ensuite bathroom. From the hall stairs rise to the first floor with three further bedrooms, one with ensuite shower room, and another bathroom. A detached brick and tile outbuilding with a glass house extension provides a potential home office or guest accommodation with its own kitchen area, shower room and bed/sitting room. There is a separate gas boiler for heating and hot water.

OUTSIDE:

The driveway leads to a large shared parking area and a shared pathway with steps leads to the property. The garden wraps around three sides of the house and is designed for ease of maintenance with paved terraces, a small area of lawn and banks of mature shrubs. There is also direct access, via a gate, to North Street.

SERVICES: Mains water, gas, electricity and drainage. Central heating is via a gas fired boiler with radiators.

COUNCIL TAX – Main house Band E,
Annexe (Garden flat) Band A.
Chichester District Council

