



3 GARDEN MEWS

*Barrington  
& Company*

### 3 GARDEN MEWS, BURTON PARK, PETWORTH, WEST SUSSEX, GU28 0QS.

*An attractive mews house with private garden, situated within this unique rural haven.*

Hall, Cloakroom, Sitting room with open fireplace, Dining room, Study/TV room, Kitchen, Master bedroom with ensuite shower room, 2 Further double bedrooms, Bathroom, **Stiltz wheelchair lift**. Gas fired central heating, Private garden, Double carport, Use of walled garden and extensive parkland:

#### DIRECTIONS

From Petworth proceed south on the A285 and after about 3 miles in Duncton, turn left through a pair of wrought iron gates, Continue along the drive, past the turning to Burton House, round the right hand bend beside the church and then turn right and immediately left following signs to Garden Mews. Continue through the wrought iron gates and the property will be found on the left side of the Mews.

#### SITUATION:

The property offers the peace and tranquility of a gated Mews and the convenience of a low maintenance "lock up and leave" residence with the countryside literally on the doorstep. The property is set within the 84 acre private country estate of Burton Park at the foot of the South Downs and within the National Park. Residents have the use (and a share in the Freehold) of the parkland with its pastures, woodland and lakes along with direct access to miles of footpaths and bridleways. This is a rare and protected environment, well away from roads and traffic and bordered by conservation woodlands and Sites of Special Scientific Interest which attracts a wealth of wildlife. In addition Garden Mews residents have exclusive use of the lovingly restored Walled Garden. Nearby Petworth (3 Miles) is probably best known for the National Trust owned Petworth House with its beautiful 750 acres of parkland. Petworth also provides a good range of local shops, an excellent deli and an assortment of restaurants and pubs. Chichester (13 miles) provides excellent shopping and leisure facilities including the renowned Festival Theatre. Sporting activities include golf and polo at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (13 miles Waterloo 60 mins) and Pulborough (7 miles Victoria 70 mins). The A3 (M) is within a 16 mile drive providing easy access to London Heathrow and the national motorway network.





#### DESCRIPTION:

Built in the late 1990's, the property is one of just 10 houses in this unusual Mews, elevations are of mellow brick under a clay tiled roof. The well planned accommodation is light and airy with hall and cloakroom, study/TV room and sitting room with open fireplace opening to a dining room which has glazed doors to a garden terrace. The kitchen has a ceramic tiled floor and includes integral fridge, freezer and dishwasher and a range cooker. From the hall stairs lead to the first floor with hatch to large loft. The Master bedroom is well fitted with cupboards and has a spacious en-suite shower room. The second bedroom also has a good range of wardrobes and the third bedroom and bathroom complete the first floor. The property is fitted with a Stiltz wheelchair lift which can be included in the sale or removed by the vendors subject to negotiation

#### OUTSIDE:

From the Kitchen and Dining room, doors open to a private walled garden to the rear of the house. Designed for ease of maintenance it is mostly paved with mature shrubs and small shed. A gate gives direct access to the open parkland.

#### MAINTENANCE CHARGE:

Garden Mews (Walled Garden Management Co Ltd) £1,644 for 2024

Burton Park (Petworth Management Co Ltd) £3,402.81 for 2024

#### SERVICES: Mains Water and Electricity.

Private Drainage (to estate sewage treatment plant).

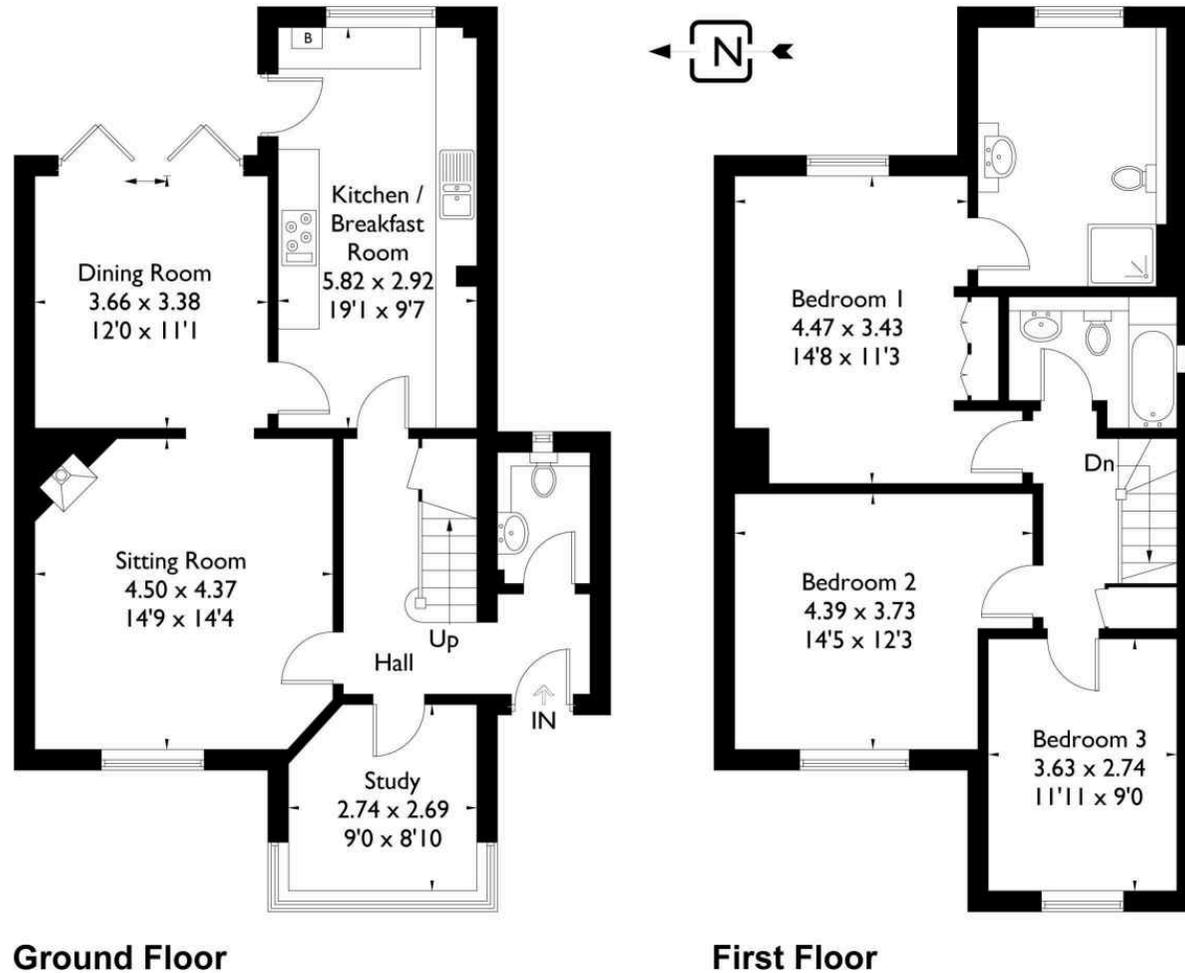
Propane gas fired central heating. (metered supply from communal underground tank)

Energy Performance: Band E

Council Tax Band: G.



Approximate Gross Internal Area = 136 sq m / 1467 sq ft



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