



BURTON HILL LODGE

***Barrington
& Company***

BURTON HILL LODGE, BURTON PARK ROAD, PETWORTH, WEST SUSSEX, GU28 0JS.

An elegant and imposing Grade II listed Victorian house with well proportioned accommodation and downland views.

Kitchen/breakfast room; Cloakroom ; Sitting room; Dining room; Study; Master Suite of Bedroom, Dressing area and Shower room; 3 Further Bedrooms; Bathroom; Oil fired Central heating; Detached Garage with room above; Delightful mature gardens of about 0.3 acres.

DIRECTIONS:

Leave Petworth on the A285 Chichester road and after 2 miles (just beyond Heath End Stores on the right) turn left to Sutton and Bignor. The entrance to the property will be found after a further 0.4 miles on the left.

SITUATION:

The property is situated in a rural location about 2 miles south of Petworth close to the local beauty spot of Burton Mill Pond and with views over open farmland to the South Downs. 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 (5 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.





DESCRIPTION:

Originally built as the Lodge to nearby Burton Hill House in the early 1800's and designed by Gilbert Blount, who was greatly influenced by the renowned Gothic Revival architect Augustus Pugin, this unusual and most attractive Grade II listed house has rose and honeysuckle clad elevations of rendered brick and stone under a slate roof. The property has been sympathetically extended in more recent years and now provides a well proportioned country home retaining all of its period character and charm. Features include open fireplaces, polished old pine doors with iron latches, casement windows set in stone mullions and polished wood floors. An open gabled porch and front door opens to a hall with cloakroom and utility room. The light and airy triple aspect sitting room has a open fireplace and glazed double doors onto the garden. The double aspect study provides a pleasant home office space with open fireplace, beamed ceiling with exposed pine boards and understairs cupboard. The well planned period style kitchen has a custom built range of old pine wall and floor units, oak worktops butlers sink, plumbing for dishwasher and Rayburn cooker/boiler (for central heating and domestic hot water). At one end of the kitchen the adjoining breakfast room has a stable door to garden. The dining room with stripped pine floor has another open fireplace and twin arched shelved recesses with cupboards under.

From the Study stairs rise to the first floor and the master suite of bedroom, dressing area with extensive fitted wardrobes and shower room. There are three further well proportioned bedrooms and a family bathroom.

OUTSIDE:

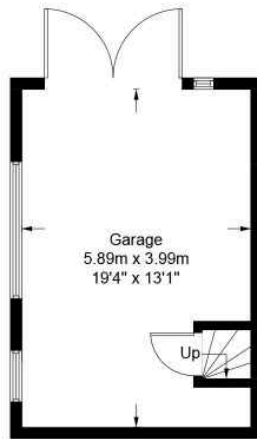
The gardens extend to 0.3 acres in all and to the front of the house there is an area of lawn shaded by mature trees. A tarmac drive leads to the garage and parking area. Adjoining the house is a paved sun terrace leading onto the lawn which is interspersed with specimen trees and shrubs including 3 magnificent Scots Pines. There is a rose clad Arbour with a small paved terrace which enjoys distant views across farmland to the Downs beyond. **The detached garage/studio** was built to compliment the house with rendered block construction under a slate roof. There is a side door and stairs to first floor room with potential for home office/studio.

SERVICES: Mains Water and Electricity, shared private drainage, Oil fired central heating by radiator.

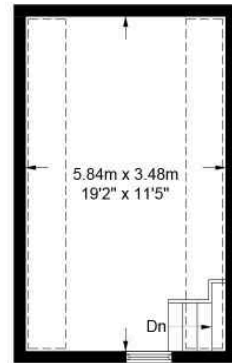
COUNCIL TAX: Band G. Chichester District Council







**Garage -
Ground Floor**

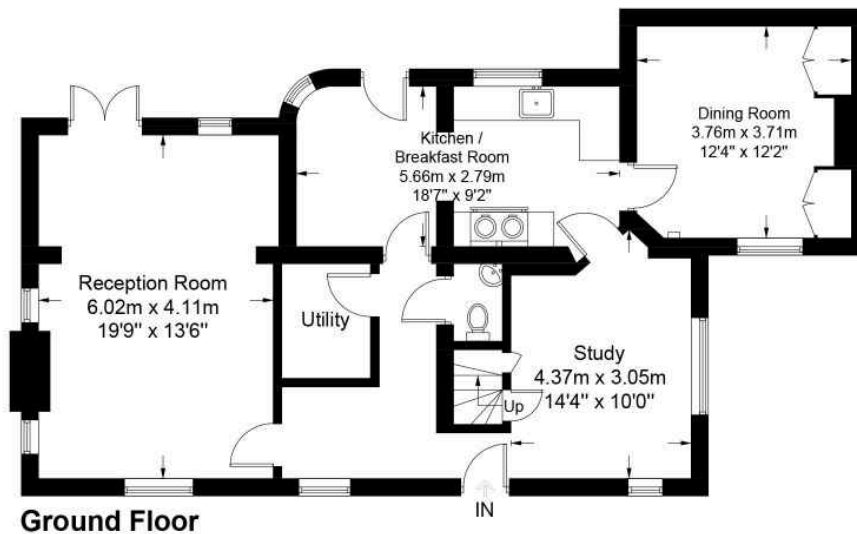


**Garage -
First Floor**

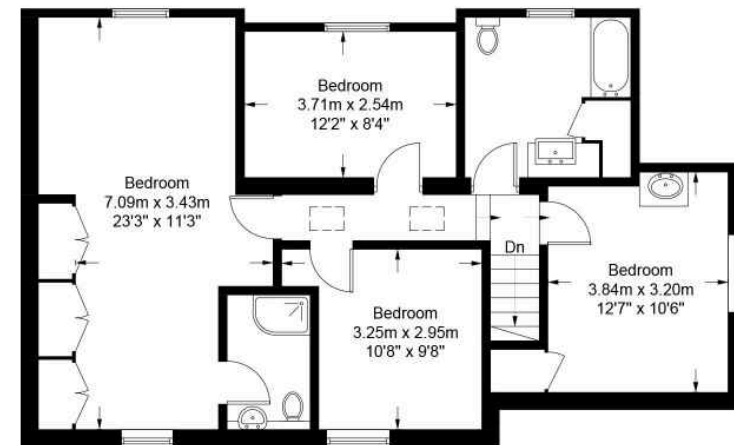
Approximate Gross Internal Area = 164.3 sq m / 1768 sq ft
 Garage = 44.1 sq m / 475 sq ft
 Total = 208.4 sq m / 2243 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

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