



29 HAMPERS GREEN

***Barrington
& Company***

29 HAMPERS GREEN, PETWORTH, WEST SUSSEX, GU28 9NW.

A semi-detached house offering huge potential, on the edge of the town with views to Petworth Park.

Lobby, Cloakroom, Kitchen, Sitting room, Conservatory, Dining room/Bedroom 3, 2 Double Bedrooms, Shower room, Gas Central Heating, Front and Rear Gardens, 2 Sheds, In all 0.125 Acres.

DIRECTIONS:

Follow Sat Nav to postcode, from the town take the Kirdford/Balls Cross road and then the second turning left into Hampers Green where the shared pathway to the property will be found on the right.

SITUATION:

The property is situated on a small estate on the northern edge of the town and close to open countryside. 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:

Dating from the 1930's, this attractive semi-detached house sits within a generous corner plot and offers great potential for improvement and extension subject to planning consents. A large L shaped conservatory has been added to the side and rear, dramatically increasing the foot print. The front door opens to a lobby with doors to the sitting room and dining room/bedroom 3. The kitchen is fitted with an extensive range of wall and floor units with ample worktops and this opens to the large conservatory with back door and glazed double doors to the garden. There is also a cloakroom. From the lobby stairs rise to the first floor with 2 double bedrooms, each with wardrobe and eaves cupboards. A shower room completes the first floor.

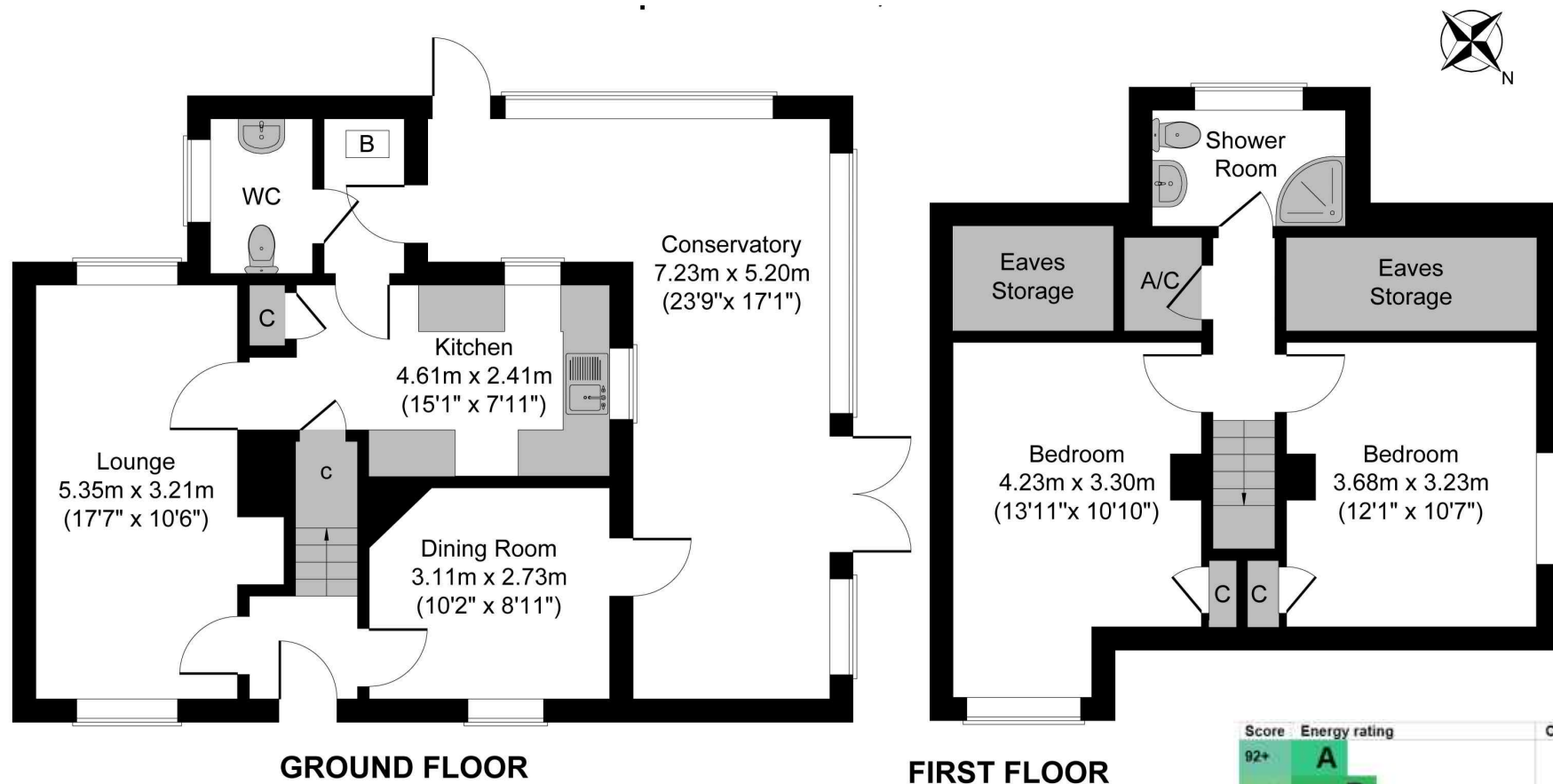
OUTSIDE:

From the road a shared pathway leads to the property and to the front is a lawned garden with mature shrubs. A gate leads to the rear garden with a raised, paved terrace on two sides of the house and a large lawn with well stocked herbaceous borders and a variety of shrubs.

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

COUNCIL TAX: Band C. Chichester District Council.





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

**Barrington
& Company**

**MARKET SQUARE HOUSE,
PETWORTH, WEST SUSSEX,
GU28 0AH.**

T: +44(0)1798 342242

E: petworth@barringtonandco.com

W: www.barringtonandco.com

IMPORTANT NOTICE: Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.