



LANHERNE

*Barrington  
& Company*

## LANHERNE, NORTHCHAPEL, NEAR PETWORTH, WEST SUSSEX, GU28 9HW.

*On a quiet no-through lane in the village centre, a well presented and spacious bungalow with delightful secluded garden.*

Hall, cloakroom, boot room, open plan kitchen/dining/family room, sitting room, master suite of bedroom and shower room, 2 further double bedrooms, bathroom, 2 first floor storage rooms, oil fired central heating, front and rear gardens, workshop and summerhouse.

### DIRECTIONS

From Petworth proceed north on the A283 and continue for 5 miles. On entering the village the shared private lane leading to the property will be found on the left beyond the pub and just before the turning right to Kirdford. Lanherne is on the right.

### SITUATION:

Lanherne is one of four detached properties on a private road in the centre of the village and enjoying complete seclusion. Northchapel has a lot to offer with an excellent general stores and post office, primary school, pub and parish church. Haslemere is about 5 miles north and offers a good selection of shops and services. The historic market town of Petworth is about 5 miles south with its regular farmers' market, first class deli and an assortment of local shops and restaurants. There is more comprehensive shopping at Chichester to the south and Guildford to the north. State schools in the area include Northchapel Primary School, Woolmer Hill at Haslemere and Midhurst Rother College. Private schools include Seaford College and Dorset House. Sporting activities include golf at West Sussex and Chiddingfold and horse and motor racing at Goodwood. Communications with London are surprisingly easy with a mainline station at Haslemere (Waterloo 60 minutes) and the A3 (M) is within a 9 mile drive.

### DESCRIPTION:

Lanherne dates from the 1970's and was extended by the current owners in more recent years to provide the present spacious and well proportioned accommodation.





A special feature is the 43' x 15' kitchen/ dining/ family room which is triple aspect, has a gas (propane) log burner and double doors opening onto the garden. The 26' x 12' sitting room has an open fireplace and there are three double bedrooms, one with ensuite shower room and all with fitted wardrobes. The family bathroom has both bath and separate shower and there is a boot room and cloakroom. From the hall a staircase rises to the first floor and a large storage room with velux windows. There is also a second store room and several eaves cupboards.

#### OUTSIDE:

The private lane leads to a 5 bar gate opening on to a wide gravelled driveway with parking space for several vehicles. The drive is flanked by mature trees and shrubs and a gate leads to a extensive former vegetable garden and chicken run bounded by a beech hedge. A gate from the drive gives access to the rear garden with paved terrace and steps up to a lawn with 2 summerhouses, further terrace and adjoining decking area. There is a timber shed/workshop and adjoining woodstore.

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

COUNCIL TAX BAND: E.

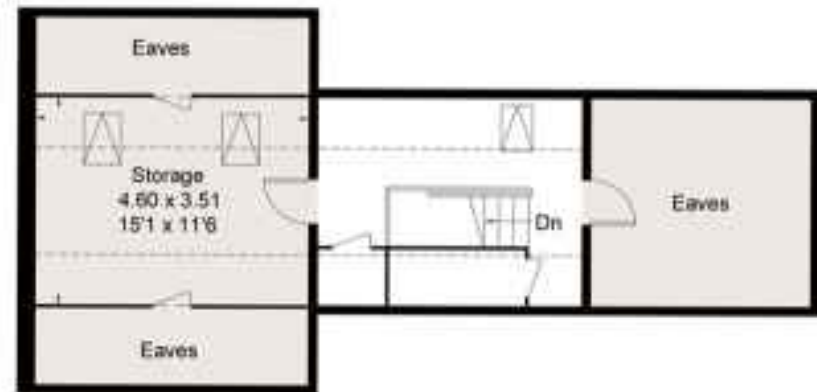




Approximate Area = 225.0 sq m / 2422 sq ft (Excluding Eaves)  
Including Limited Use Area (20.4 sq m / 219 sq ft)  
For identification only. Not to scale.



= Reduced floor height below 1.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	45-54		
F	35-44		
G	1-34		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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