



4 BIDDULPH MEWS

*Barrington  
& Company*



## 4 BIDDULPH MEWS, BURTON PARK, DUNCTON, NEAR PETWORTH, WEST SUSSEX, GU28 0PD.

*Situated within this unique rural haven, an attractive mews cottage with garage on the sought after private Burton Park Estate.*

Hall, Sitting room/dining room, Kitchen/breakfast room, Master bedroom with ensuite bathroom, 2nd double bedroom, 2nd bathroom, Gas fired central heating, Small private garden area, Use of formal garden extensive parkland & tennis courts, Garage: ample parking:

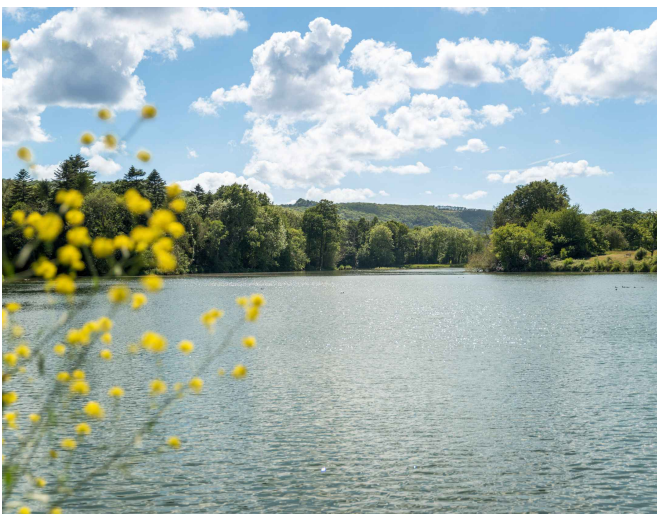
### DIRECTIONS:

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 into the car park. Walk through the archway into Biddulph Mews and No. 4 will be found on the left.

### THE PROPERTY:

4 Biddulph Mews is a mews cottage located within the Burton Park Estate in West Sussex, England. It is situated in a peaceful and secluded setting, surrounded by parkland and offering beautiful views of the parkland and South Downs. Biddulph Mews is part of a converted stable courtyard and was converted into five cottages in 1999. The property features a spacious downstairs living space, including a well-fitted kitchen/breakfast room with beech worktops and integral appliances. There is an elegant drawing room with large windows overlooking the courtyard and a fireplace with a gas fire. On the half landing, there is a family bathroom, and on the first floor, there is a master bedroom with an ensuite bathroom and a second double bedroom. Additionally, the property has a small private garden





Residents of Biddulph Mews have full private access to over 100 acres of the Burton Park Estate, which includes walks, lakes, and sporting activities. The estate is within the South Downs National Park and provides a peaceful and tranquil environment away from roads and traffic. Residents also have exclusive use of the beautifully restored Formal Garden, tennis courts and boating lake. The nearby town of Petworth offers amenities such as shops, services, and antique shops, while Chichester provides excellent shopping and leisure facilities.

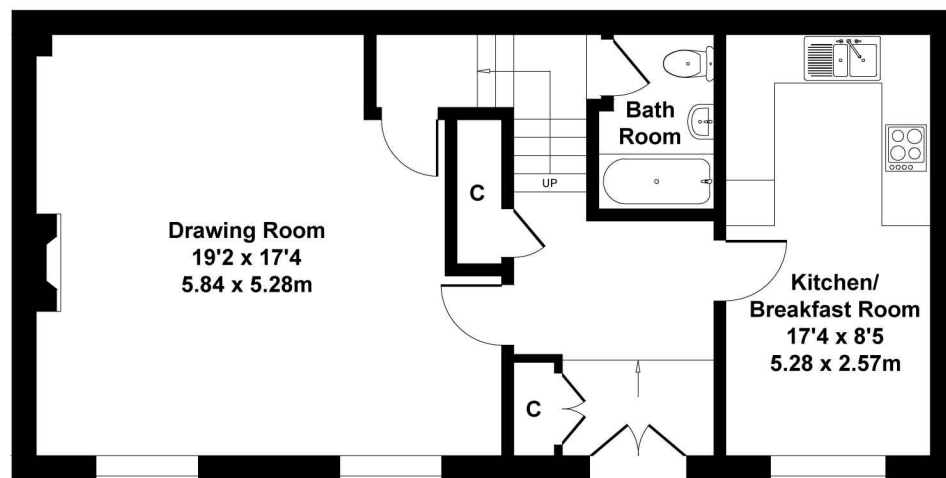
The property is leasehold with a share of the freehold, and it includes a single garage in a separate garage block, as well as two allocated parking spaces. The council tax for the property is in Band F.

Overall, Biddulph Mews offers a desirable country retreat within a prestigious estate, providing a rural haven with access to parkland, beautiful surroundings, and a convenient location for commuting to London and other areas via nearby mainline stations and major roadways.

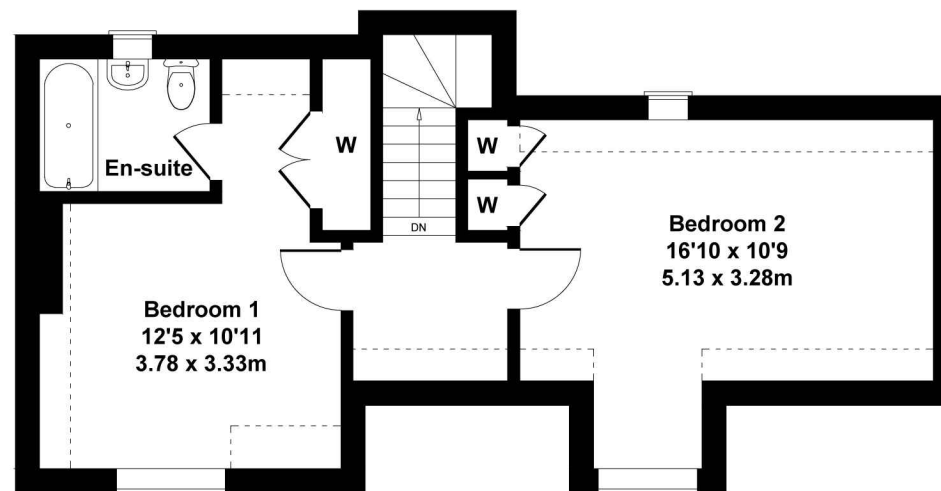


## 4 Biddulph Mews

Approximate Gross Internal Area  
1146 sq ft - 106 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020  
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