



THE OLD POST OFFICE HOUSE

*Barrington
& Company*

THE OLD POST OFFICE HOUSE, KIRDFORD, BILLINGSHURST, WEST SUSSEX, RH14 0LT.

A prominent Victorian village house with spacious accommodation and potential for enlargement in about a third of an acre.

Hall, Drawing room, Sitting room, Conservatory, Kitchen/dining room, Office (former post office), Shower room, 4 Bedrooms, Bathroom, large Attic with huge potential, Gas (propane) central heating, Workshop with potential for annexe or home office, Shed, Greenhouse, Extensive parking, About 0.33 acres.

DIRECTIONS:

From Petworth proceed north on the A283, over the mini-roundabout and then turn right at Hampers Green to Balls Cross and Kirdford. Continue to Kirdford village centre and then turn right at the T junction, The Old Post Office House will be found on the right just before the Half Moon pub.

SITUATION:

The property is situated in the centre of this delightful village, opposite the church and within a short walk of the two pubs. Kirdford also boasts an award winning village store and café which caters for everyday needs and more comprehensive facilities can be found at nearby Petworth, Billingshurst and Haslemere. Main line stations at Billingshurst and Haslemere provide regular services into Victoria and Waterloo respectively. There is an excellent choice of local schools including the nearby Kirdford and Plaistow Primary School and the Weald community School at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Pennthorpe are within easy reach. The beautiful Sussex countryside is on the doorstep with miles of footpaths and bridleways whilst recreational attractions include golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, racing at Goodwood and Fontwell Park and sailing at Chichester.





DESCRIPTION:

The Grade II listed Old Post Office House dates from the mid 19th century with elevations of mellow brick under a clay tiled roof. The property provides well proportioned family accommodation with four reception rooms plus a conservatory, kitchen and shower room on the ground floor and 4 bedrooms and a bathroom on the first floor. A staircase leads from the landing up to an attic running the entire length of the house and offering tremendous potential to create a master suite subject to usual consents. Outside is a detached brick and tile building currently a workshop but with potential for annexe/studio or home office.

OUTSIDE:

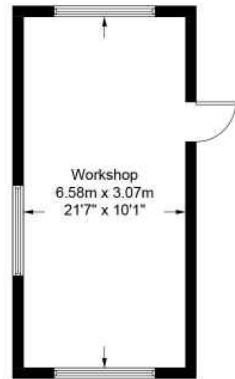
A tarmac drive provides parking for several cars and there is space for further parking and a garage to the rear of the workshop if required.

The garden is mainly to the rear (west) of the house and is well maintained with a paved terrace leading on to lawn flanked by well stocked borders and raised bed vegetable garden with greenhouse and garden storage. In all about a third of an acre.

SERVICES: Mains Water, Electricity and Drainage, propane gas fired central heating. EPC rating , Band D.


LOCAL AUTHORITY. Chichester District Council. Council tax band G.

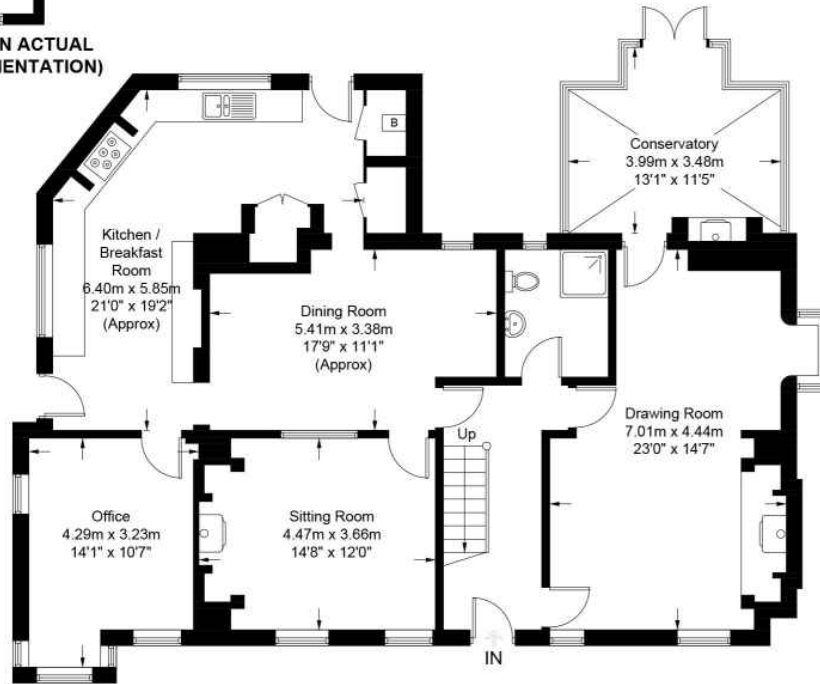




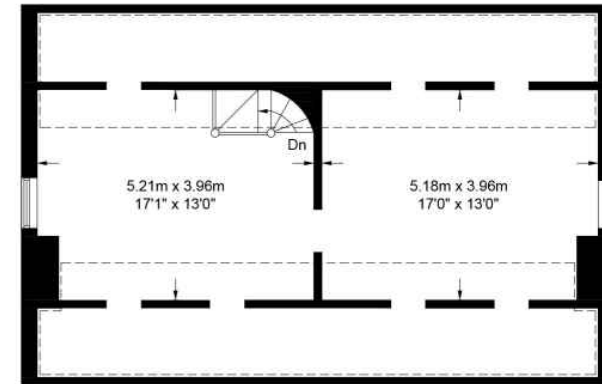
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Approximate Gross Internal Area = 280.9 sq m / 3024 sq ft
 Workshop = 20.1 sq m / 216 sq ft
 Total = 301 sq m / 3240 sq ft

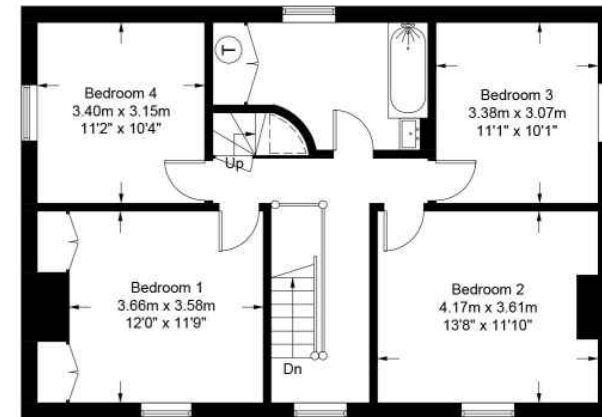
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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 PETWORTH, WEST SUSSEX,
 GU28 0AH.**

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