



BURTON HILL LODGE

Burton Park Road, Petworth, West Sussex, GU28 0JS



GRADE II LISTED HOME WITH SOUTH DOWNS VIEWS

A distinguished Grade II listed period home set amidst the gentle landscape of West Sussex, offering a wealth of historic features, a secluded garden and unrivalled views of the South Downs.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

The property enjoys a peaceful rural setting two miles south of Petworth, surrounded by open farmland with far-reaching views towards the South Downs and close to the scenic Burton Mill Pond.

Petworth is a historic market town in the South Downs National Park, known for its independent shops, farmers' market and the National Trust's Petworth House with its extensive parkland.

Local leisure includes Cowdray Park golf and major events at Goodwood, with wider amenities in nearby Chichester.

Excellent transport links, with London trains from Haslemere and Pulborough.









THE PROPERTY

Tucked away within established grounds on the edge of the South Downs, this exceptional Grade II listed house blends 19th-century heritage with classic English rural charm. Designed in the mid-1800s by Gilbert Blount, celebrated for his Gothic Revival architecture, the property originally served as the lodge to the neighbouring Burton Hill House, giving it a distinguished and well-documented provenance.

Its character is expressed through gabled rooflines, a traditional slate roof and graceful rendered façades, creating a natural harmony with its surroundings. More recently, the property has been sensitively extended, respecting the original architecture while improving scale and flow. The result is a beautifully balanced home that retains its period warmth and craftsmanship, complemented by the comfort and practicality of modern living.







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The ground floor flows naturally from a snug/study with beams and a traditional fireplace through to a well-proportioned dining room with original features. The kitchen and breakfast room form the practical heart of the home, with slate flooring, wooden cabinetry and a stable door opening to the garden. At the far end, the principal reception room offers generous space, abundant light and French doors to the outside, balancing formal and relaxed living.

The gardens provide a mature and secluded setting, with a wide lawn, established planting and a stone terrace overlooking glimpses of the South Downs. A detached outbuilding currently used as a garage offers potential for ancillary use (subject to planning), while the private driveway and lightly wooded backdrop create a calm sense of arrival.







FIRST FLOOR

A gently rising staircase leads to a central landing from which the first-floor rooms are arranged with clear, simple logic. The principal bedroom sits to the left, generous in scale with fitted wardrobes, soft tones and peaceful views across the gardens. It is complemented by an adjoining shower room finished in an understated, refined style.

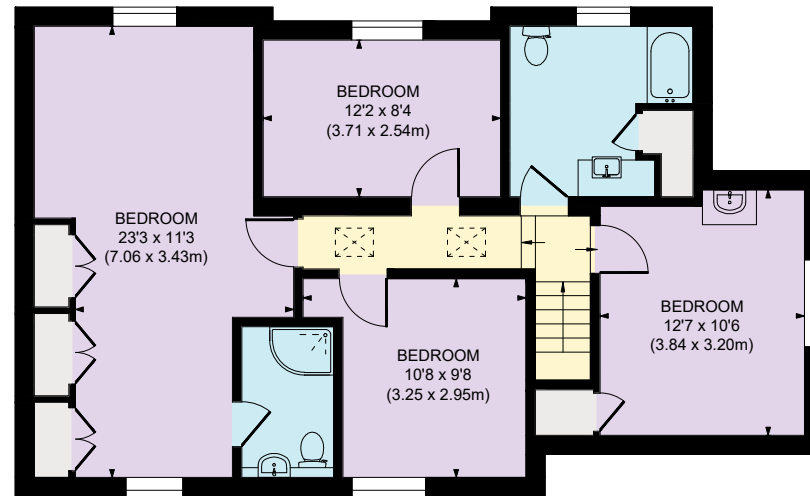
Along the landing are two further bedrooms: one with a pleasant outlook and calm palette, the other shaped by the pitch of the eaves, both well suited to family or guests. At the far end is a notably spacious double bedroom, filled with natural light and offering flexibility for additional seating or a study area if desired. A family bathroom nearby serves the floor with ease.



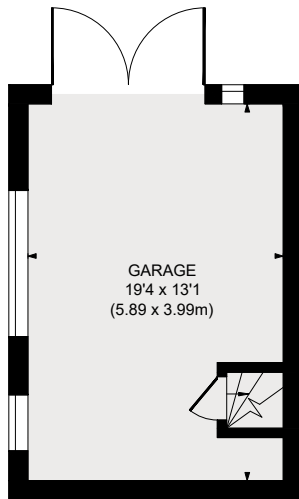


Approximate Gross Internal Area

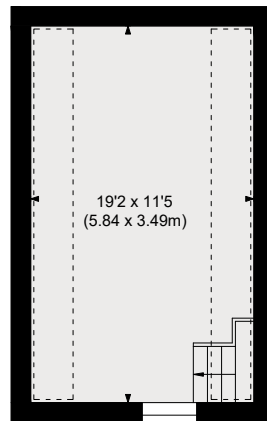
Ground Floor 930 sq. ft / 86.39 sq. m
First Floor 838 sq. ft / 77.91 sq. m
Garage Ground Floor 253 sq. ft / 23.50 sq. m
Garage First Floor 222 sq. ft / 20.58 sq. m
Total 2,243 sq. ft / 208.38 sq. m



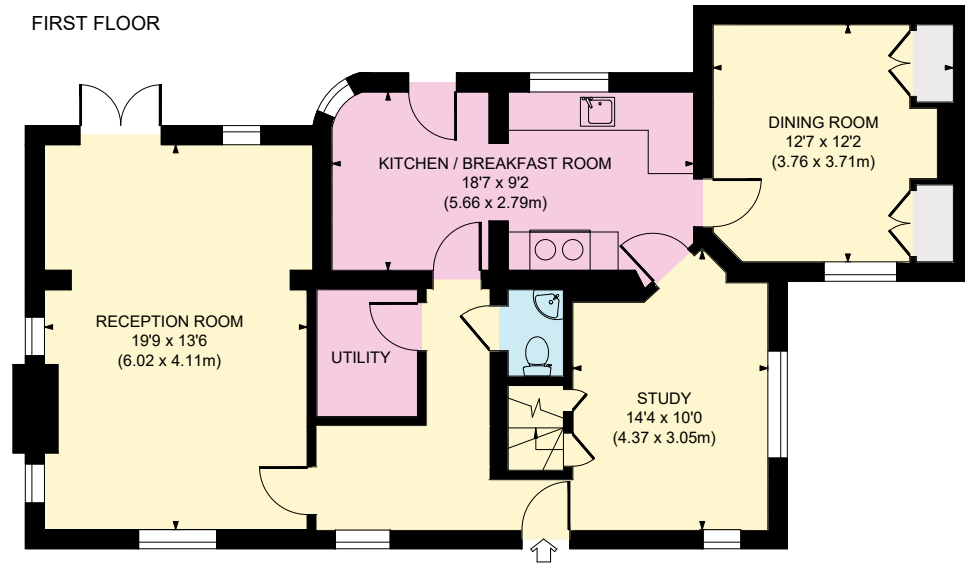
FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



Hugo Wilson

01428 770 572

hugo.wilson@knightfrank.com

Knight Frank Haslemere

1 West St, Haslemere,

GU27 2AB

knightfrank.co.uk

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