

17 Oakfield, Lodsworth, Petworth, GU28 9BL

Offers in the Region of £400,000

Henry Adams
estate agents





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Freehold / EPC: D / Council Band: C

Offered with no onward chain and enjoying an enviable corner position the house is quietly located beside the village recreation ground with views from the south west facing garden across the well maintained playing fields towards the tennis court, croquet lawn and village hall. There is a well equipped enclosed children's play area only moments away adjacent to a range of outdoor adult gym equipment.

Unlike many small villages Lodsworth has a thriving community run village shop and the extremely popular Hollist public house. Walkers and families take advantage of the many footpaths winding through the local fields and woods.

The ground floor offers spacious, bright accomodation with a large double aspect kitchen/breakfast room, added in 1992, and a double aspect sitting room with an open fireplace. There is a seperate dining room ideal for entertaining or for use as an office/study.

The first floor is arranged around a central landing and staircase and provides two double bedrooms, one of which benefits from built-in wardrobes. A separate WC and a spacious bathroom serve the accommodation, with the bathroom providing access to a loft void offering excellent storage potential. Subject to planning, there is also potential to extend out over the ground floor extension to create a third bedroom and ensuite.

Outside the south west facing garden is of good size with a sunny patio to the rear with space for a large table and chairs. Steps lead up to the main garden with an area of lawn surrounded by mature flower borders and a garden shed. The garden is fully enclosed with fencing and mature hedges. The front garden is easily maintained and has a gravel base ideal for a display of planted pots.











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Approximate Area = 1020 sq ft / 94.7 sq m
Limited Use Area(s) = 104 sq ft / 9.6 sq m
Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Henry Adams. REF: 1524357



Henry Adams - Midhurst

Henry Adams, Bepton Court, 2 West Street - GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.