



**8 Oakfield, Lodsworth, Petworth, GU28 9BL**

Offers In the Region Of £350,000









## 8 Oakfield, Lodsworth

Freehold / EPC:D / Council Tax Band: C

- West Facing Garden
- Backs Onto Fields
- Nearby Countryside Walks
- Loft Conversion
- Parking To The Front and Rear
- Log Burning Stove
- Village Shop and Pub
- Sought After Location
- No Onward Chain

Nestled in the heart of the picturesque and highly sought-after village of Lodsworth, this charming three-bedroom mid-terrace house offers a perfect blend of traditional character and modern living. This delightful home enjoys an enviable position within the South Downs National Park, surrounded by stunning countryside. The ground floor boasts a well-appointed kitchen with a bright breakfast area, providing ample space for informal dining. The adjacent sitting room is a welcoming and comfortable space, complete with a log-burning stove, ideal for cosy evenings. Double doors lead out to a low-maintenance, west-facing garden that captures the afternoon sun, making it a perfect spot for outdoor relaxation. Side access offers further practicality. The first floor comprises two well-proportioned bedrooms and a family bathroom, all thoughtfully designed to maximise space and light. A cleverly integrated space-saver staircase provides access to the loft conversion, a versatile third bedroom or office that enjoys views over the surrounding village green and countryside.

Council Tax band: C

Tenure: Freehold

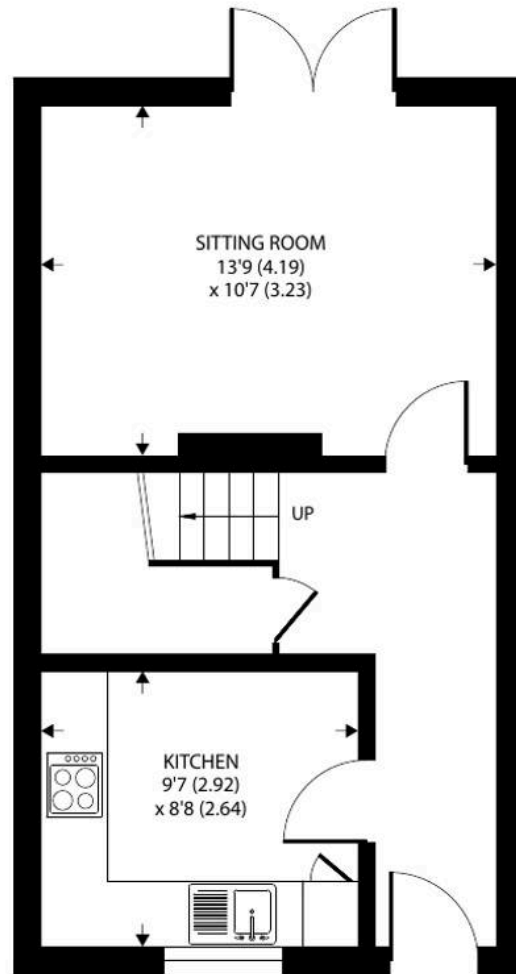
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

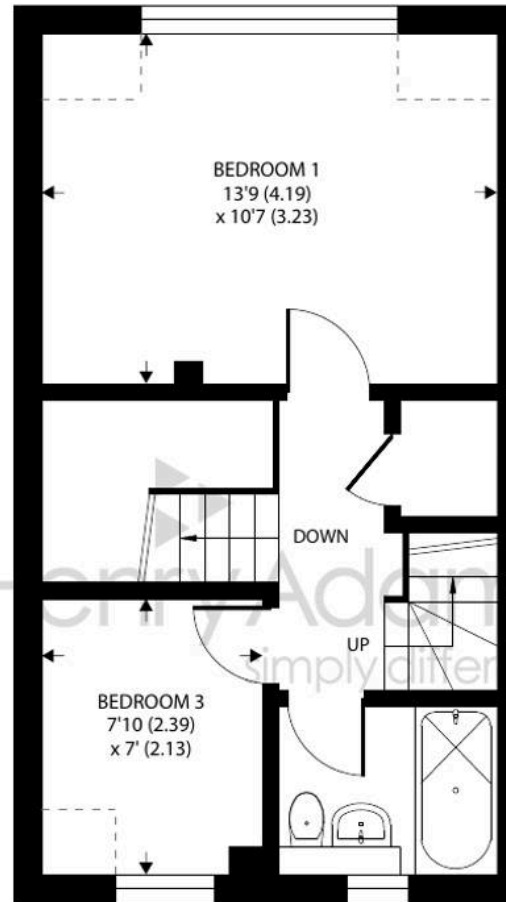




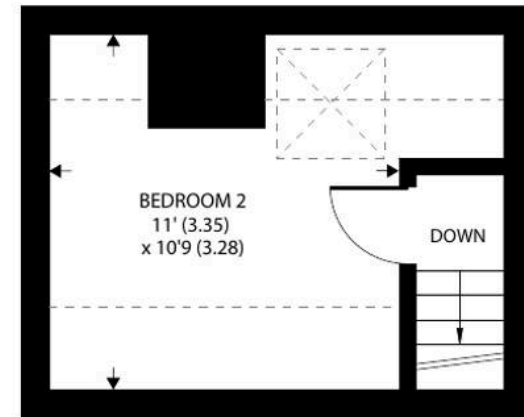




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted  
head height

Approximate Area = 751 sq ft / 70 sq m  
 Limited Use Area(s) = 95 sq ft / 9 sq m  
 Total = 846 sq ft / 79 sq m

For identification only - Not to scale





## Henry Adams – Midhurst

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

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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. No undertaking is given as to the structural condition of the property, or any necessary consents or the