

5 Luffs Meadow, Northchapel - GU28 9HN

Guide Price £500,000 - Freehold

Henry Adams
estate agents



A spacious and versatile family home in a sought-after village setting

- Semi-Detached Three Bedroom House
- Off Road Parking for Several Vehicles
- Downstairs Shower Room
- Kitchen / Breakfast Room
- Family Room
- Large Family Bathroom with Separate Shower
- Sitting Room with Wood Burner
- Utility Room
- Large Garden Store
- Enclosed Secluded Garden

Immaculately presented throughout, this attractive three-bedroom family home offers exceptionally spacious and versatile accommodation, ideally situated in the highly regarded village of Northchapel.

The property welcomes you via a generous entrance hall, leading to a lovely front-aspect sitting room, complete with a cosy wood-burning stove. A further substantial reception room enjoys views over the rear garden, with French doors opening directly onto the spacious patio, creating an ideal setting for both relaxed family living and entertaining.

The superb kitchen/breakfast room provides ample space for everyday dining and features a range of integrated appliances, all while enjoying pleasant views over the garden. The ground floor accommodation is further complemented by a particularly useful large utility room and a separate cloakroom with shower facilities.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage, together with a family bathroom featuring a separate shower. Further storage is provided by the boarded loft, which benefits from lighting and a convenient pull-down ladder.

Outside, the generous rear garden is predominantly laid to lawn, complemented by established planted borders and a large patio area, ideal for outdoor dining and entertaining. To the rear of the garden, there is a substantial garden store and separate log store, providing excellent additional storage.

To the front, the property benefits from ample off-road parking for several vehicles, together with the added convenience of an electric vehicle charging point.

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An appealing combination of generous living space, practical features and a desirable village location, making this an ideal home for families and those seeking a more relaxed village lifestyle.

Services & Utilities

Chichester District Council Tax Band: D (£2,492.15)

Services: Mains water, electricity and drainage. Oil-fired central heating (As Advised By Our Vendors)

EPC Rating: D

Location & Directions

SATNAV: GU28 9HN

what3words: ///corrupted.reminds.branching

Northchapel is a thriving village situated within the South Downs National Park, renowned for its beautiful rolling countryside and excellent network of footpaths and bridleways. Village amenities include a popular public house, village shop and Post Office, recreation ground, church, village hall and primary school.

The nearby market town of Petworth offers a wider range of independent shops, cafés and restaurants, whilst Haslemere provides comprehensive shopping facilities together with a mainline railway station offering direct services to London Waterloo in approximately 50 minutes. Billingshurst also provides regular services to London Victoria and London Bridge. The area is particularly well served by both state and independent schools, including Northchapel Primary School, Midhurst Rother College, Seaford College, Amesbury School and Charterhouse. Recreational opportunities include golf at Chiddingfold and Cowdray, polo at Cowdray Park, horse racing at Goodwood, sailing on Chichester Harbour and numerous country pursuits throughout the surrounding countryside.



























5 Luffs Meadow, Northchapel, Petworth

Approximate Area = 1356 sq ft / 125.9 sq m
Outbuildings = 261 sq ft / 24.2 sq m
Total = 1617 sq ft / 150.1 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.
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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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.