



Price Range £650,000 - £675,000

Old School Close, Petworth

kw **MARTIN LUNDY**
ESTATE AGENTS

Old School Close, Petworth GU28 9BF

Situated on a private development of just 21 properties and being the only one of its design, this immaculately presented house offers family-friendly living space in an excellent location. With high specification fixtures and fittings throughout, the handsome property features a very sociable, open plan kitchen / dining room with space for a good sized table and chairs. The living room has French doors onto the rear garden and there's a large playroom, which would alternatively make a very useful study, from which to work from home. Upstairs, three of the bedrooms are doubles, the fourth being a generous single. Bedroom one is ensuite and has a full width, mirror fronted wardrobe.

Outside, the property sits behind a level front lawn, with a footpath leading to the welcoming entrance porch. There's a surprisingly large rear garden, with a bespoke decked seating area and plenty of space for children to play or for adults to relax with friends. The double width driveway has space for two cars in front of a detached double garage, which also has power and light.

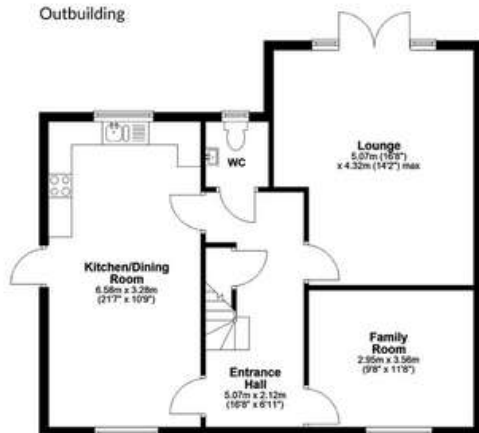
About half a mile from Petworth's bustling town centre, all local amenities and a choice of shops, pubs and restaurants are within easy reach. The primary school is a little over a mile away and there's a large recreation ground at nearby Hampers Green. Petworth Park, just down the road offers 750 acres of beautiful parkland to explore, making this a wonderful location for lovers of the great outdoors.







Outbuilding



Ground Floor



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Ground Floor = 720.4 sq ft / 66.9 sq m

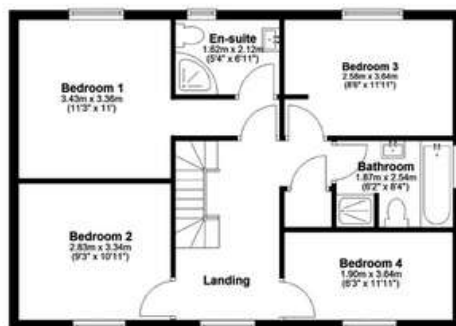
1st Floor = 654.3 sq ft / 60.8 sq m

Garage = 406.2 sq ft / 37.7 sq m

Approximate Total = 1780.9 sq ft / 165.5 sq m



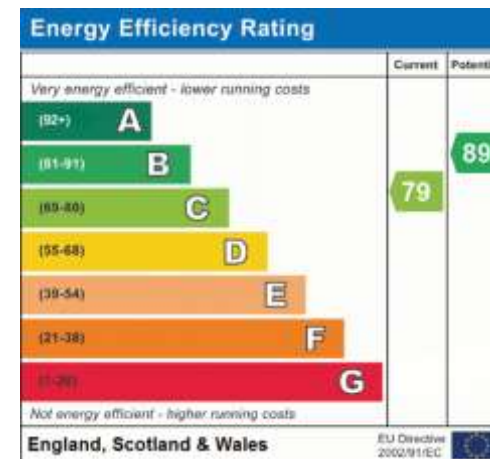
Floorplan for illustrative purposes only. Features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



1st Floor

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.