



GRASSMERE

*Barrington  
& Company*

## GRASSMERE, NORTHMEAD, PETWORTH, WEST SUSSEX, GU28 9NJ.

*Tucked away at the end of a private lane on the edge of the town, a spacious and adaptable detached house, immaculately presented throughout.*

Reception hall. Cloakroom, Open plan kitchen/dining room, Utility room, Double reception room, Study, Master suite of bedroom and shower room, 3 further bedrooms, Bathroom, Gas fired central heating, Delightful landscaped gardens, Ample parking.

### DIRECTIONS:

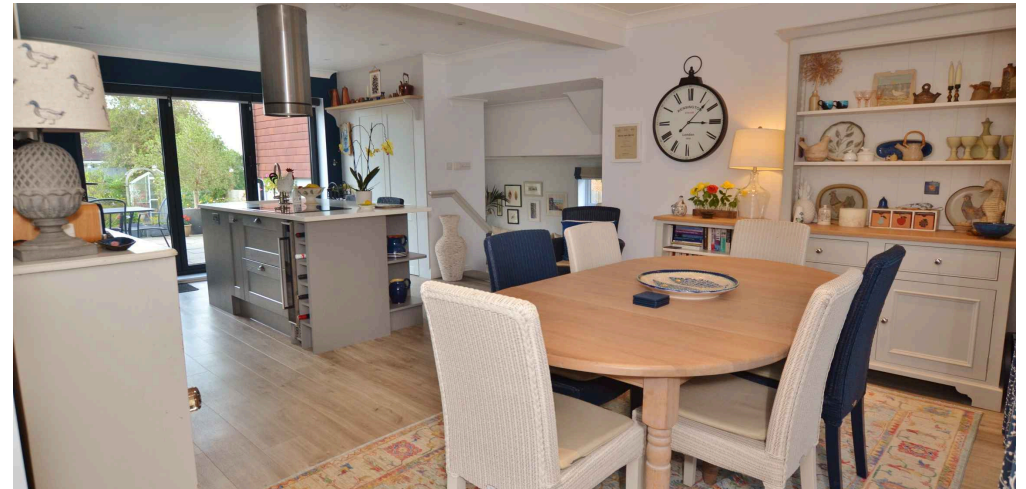
From our offices in Market Square proceed north on the A283, continue over the mini-roundabout towards Guildford and turn right into a narrow lane immediately before The Stone Masons Inn and after School Close, continue to the end and Grassmere will be found on the left.

### SITUATION:

The property is situated at the end of a private lane on the northern fringe of Petworth, well away from main roads but within walking distance of the town centre and very close to Petworth Park. The historic market town of Petworth lies at the heart of the South Downs National Park and is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant activities, clubs and societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (12 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (12 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.

### DESCRIPTION:

Originally dating from the early 1900's, Grassmere has undergone a transformation in recent years which has resulted in the present characterful yet contemporary detached family house. The property is effectively a nearly new house with works including not only a substantial extension but also reroofing, new windows and doors along with new high quality interior fittings and services. The well proportioned accommodation provides a sought after blend of light filled open plan living space with charm and character.





The front door opens to a generous reception hall with cloakroom. The double aspect kitchen/dining room is the perfect family space with a central island and breakfast bar, bi-fold doors to the garden, dining area and separate fully fitted utility room. Steps lead down to the double length reception room (this room could easily be sub divided) which offers a cosy sitting area at one end with a (gas) wood stove providing a focal point. At the other end a light and airy garden room has bi-fold doors opening on to the garden terrace. From the hall stairs rise to the spacious landing, a book shelf lined study provides a quiet and sunny work from home space or 5th bedroom if required. The master suite has a range of fitted cupboards and an ensuite shower room, there are two further double bedrooms, a single bedroom and a family bathroom.

#### OUTSIDE:

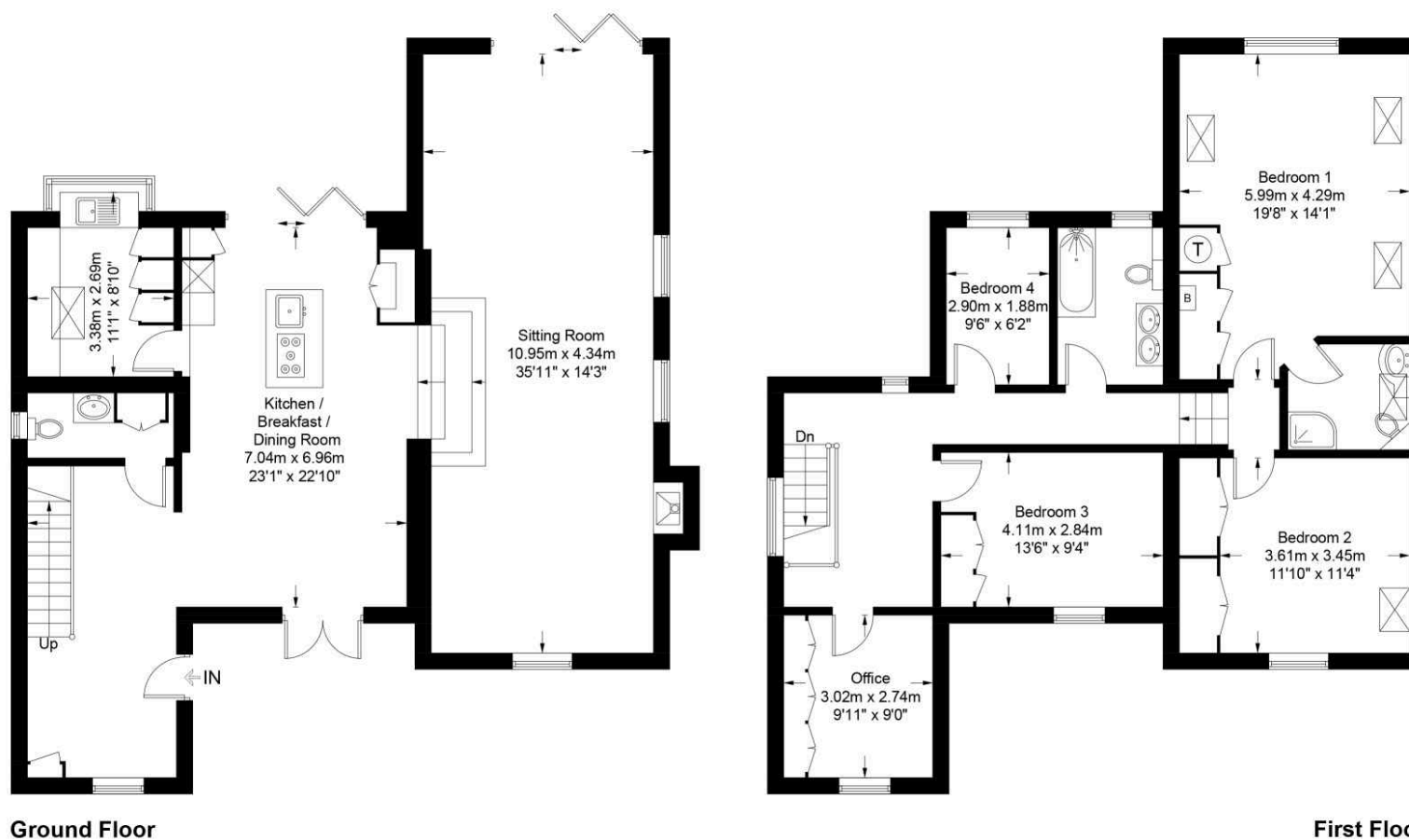
To the front of the property there is a gravelled parking area for several cars. Steps lead up to a raised terrace flanked by a landscaped garden with stone retaining walls. A glazed verandah provides a year round south facing al fresco sitting area. The garden to the rear of the property has been thoughtfully landscaped with direct access from the kitchen and the sitting room. A wide paved terrace opens to a sweeping lawn flanked by well stocked raised borders. To one side a pathway meanders through a "wild garden". An archway opens to a vegetable garden with raised beds, greenhouse and garden shed. A wide passageway to the side of the house provides access from the front and out of sight storage for bins. A second shed offers further dry storage.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.

COUNCIL TAX: BAND F.

EPC: Band D.

Approximate Gross Internal Area = 206.8 sq m / 2226 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1135016)  
Produced for Barrington & Co



**MARKET SQUARE HOUSE,  
PETWORTH, WEST SUSSEX,  
GU28 0AH.**

**T:** +44(0)1798 342242  
**E:** petworth@barringtonandco.com  
**W:** www.barringtonandco.com

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