



FELDEMORE





FELDEMORE  
Wyncombe Close  
Fittleworth  
West Sussex RH20 1HW

Guide price - £699,500 Freehold

Entrance hall • Sitting room  
Vaulted family/garden room • Fully fitted kitchen  
Utility room • Bedroom 4 • Shower room  
Master bedroom with shower room ensuite  
2 further bedrooms • Family bathroom • Rear lobby  
Integral garage • Workshop  
Off-road parking • Patio • Large garden

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#### DESCRIPTION

Feldemore is a beautifully presented house, recently refurbished and extended to provide substantial living space including a spacious family/garden room.

The accommodation includes an entrance hall with doors to the sitting room and kitchen/breakfast room. The sitting room has views to the front and rear gardens and has oak flooring and a wood burning fire. An archway leads to the impressive family/garden room with a vaulted ceiling, oak frame and under floor heating. A further arch leads to the centrally located kitchen with granite work surfaces, pull-out larder cupboards and a fully integrated fridge/freezer and dishwasher, the kitchen also has underfloor heating. Bedroom 4 and a shower room are located on the ground floor. The utility room has plumbing for a washing machine and also houses the gas fired boiler and hot water tank. From the utility room a door leads to a rear lobby which gives access to the integral garage and workshop, and the front and rear gardens. Both the workshop and integral garage have power points and lighting, the garage has double wooden doors.

From the entrance hall the staircase leads to a galleried landing with oak flooring and gives access to the triple aspect master bedroom with fitted wardrobes and ensuite shower room. There are two further bedrooms and a family bathroom.







To the front of the house there is ample parking and raised beds. To the rear of the property the garden has been landscaped and enjoys a westerly aspect. There is a spacious paved dining area that adjoins the family/garden room with steps leading to the garden. The close boarded garden is intermingled with paths, lawn and raised flower/vegetable boxes. There is a garden shed and storage area.

### SITUATION

Feldemore is located at the edge of the popular village of Fittleworth, adjacent to Hesworth Common. Fittleworth is an historic Sussex village, within the South Downs National Park, with its ancient church, the Swan Inn (a former coaching inn) and the ancient mill which was once painted by John Constable. There is a popular local primary school and the nearest shopping facilities can be found at Petworth (about 3 miles) and Pulborough (about 2.5 miles), where the main line rail station has services to London (about 70 mins) and the Sussex coast. More extensive facilities are at Arundel, about 8.5 miles to the south, Horsham about 16 miles to the north-east and Chichester, about 14 miles to the south-west. Sporting facilities include golf at several local clubs, racing, motor racing, golf and flying at Goodwood; polo and golf at Cowdray and sailing at Chichester Harbour. There are also many beautiful walking opportunities in the immediate area with access to an extensive network of footpaths and bridleways close by.

### SERVICES

Mains electricity, water and drainage. Gas fired central heating with radiators.

### DIRECTIONS

From Petworth, take the A285 south towards Chichester. Turn left signposted to Pulborough and Fittleworth (A283) and continue along this road. As you are leaving the village of Fittleworth, just as the road starts to rise, turn right into Wyncombe Close. Feldemore is the second house on the right hand side.

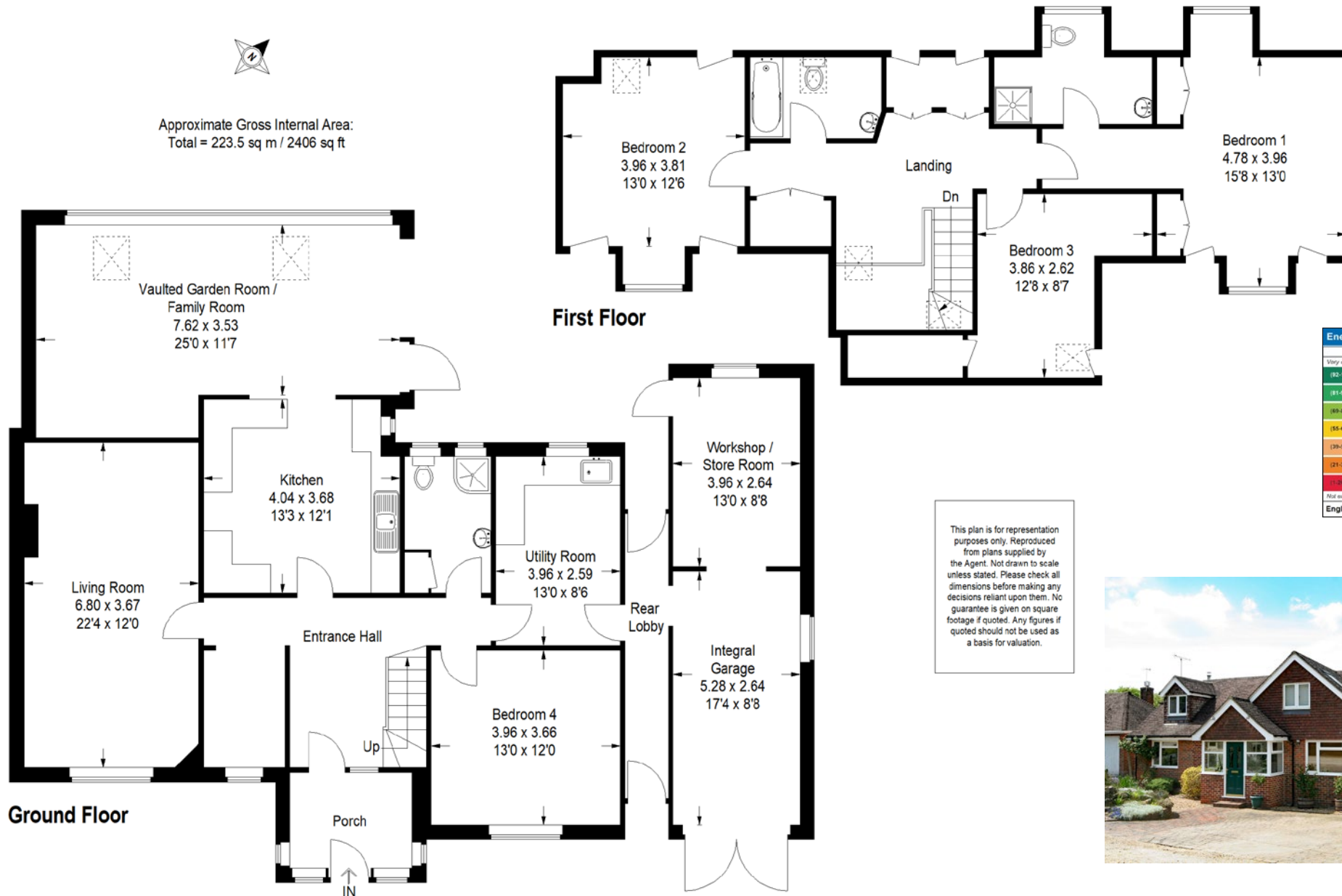
### VIEWING

Strictly by prior appointment with the Joint Sole agents  
RH & RW Clutton - 01798 344554





Approximate Gross Internal Area:  
Total = 223.5 sq m / 2406 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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