



5 GROVE LANE



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Petworth
West Sussex GU28 0BT

Guide price: £535,000 - Freehold

Entrance hall • Sitting room • Dining room
Fitted kitchen • Separate wc • Utility room
Master bedroom with ensuite shower room
3 further bedrooms • Family bathroom
Good size west facing garden
Garden shed • Large integral garage
Additional private parking • Rural outlook
Within walking distance of Petworth town centre

DESCRIPTION

A very pleasant, semi-detached, 4 bedroom house, situated in a quiet location off Grove Lane, on the south side of Petworth. The house was built in the 1920's and has been extended over the years to provide spacious and well-presented accommodation together with a good size west facing garden and extensive parking. The front door opens into an entrance hall. A generous passage leads in further, off which are the cloakroom and a useful cupboard for coats and household appliances. This leads to the integral garage and the utility room beyond. There is a good size sitting room with wood burning stove and a range of fitted shelves with cupboards below. The dining room is a lovely west facing room with French doors that open onto the terrace and garden. Off the dining room is the kitchen, which also overlooks the garden, and is fitted with wall and base units, a four-ring gas hob with extractor over and an eye level double electric oven, dishwasher and full height fridge. On the first floor the landing leads to the master bedroom with an ensuite shower room, 3 further bedrooms (one currently used as a study) and a large family bathroom, all with pleasant rural views.

The property is approached over a shared private lane and as you approach the house, opposite the property on the left, is a front garden, which includes private parking for up to four cars. There is a further parking space in front of the garage making 6 parking spaces in all. At the rear





of the house is a pleasant west facing garden with a large paved terrace, an area of lawn with borders planted with mature flowering plants and shrubs. There is an attractive pergola, a small garden shed and some rural views to the south and west.

LOCATION AND AMENITIES

5 Grove Lane is one of 11 houses that are located in this private lane off Grove Lane. The heart of Petworth is within easy reach with its excellent range of quality independent and specialist shops and other amenities. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals.

Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition, there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools. Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Haslemere Station (10 miles) has a fast service to Waterloo (57 mins).

SERVICES

Mains water, electricity and gas are connected, mains drainage. Gas fired central heating.

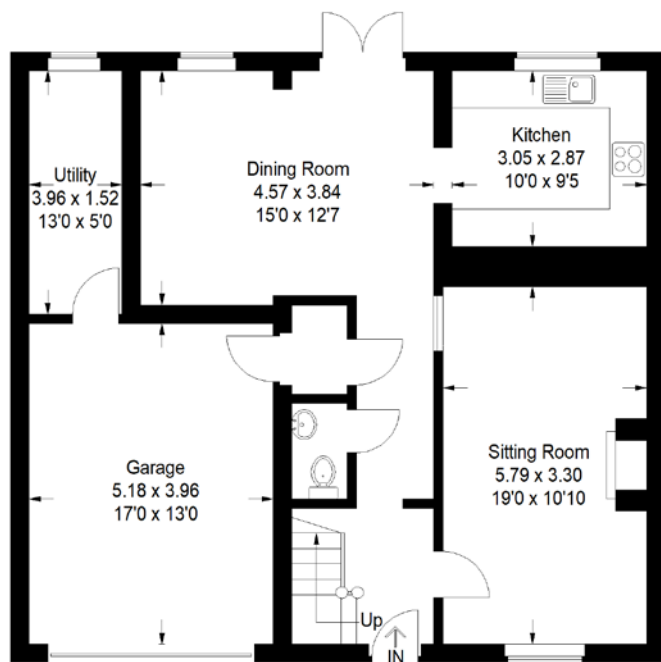
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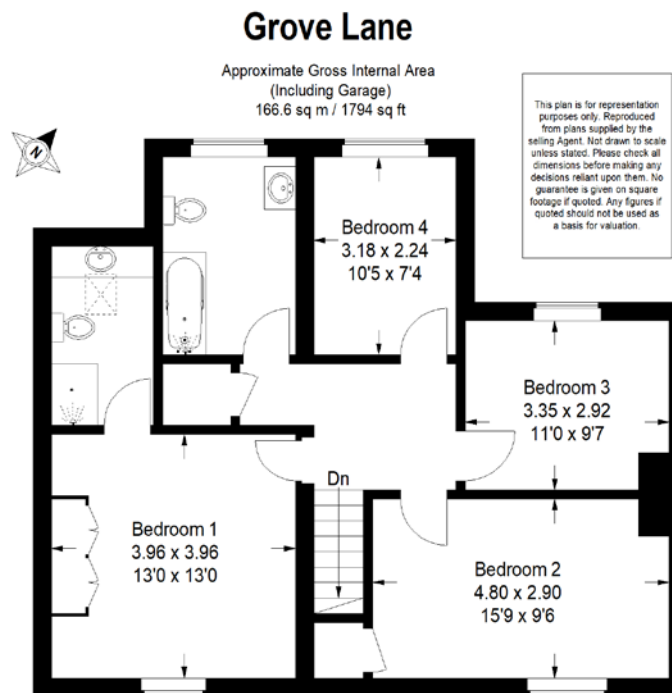
DIRECTIONS

From the centre of Petworth, head out of town in south easterly direction along Grove Street. Continue for approximately 0.4 miles until the Street becomes Grove Lane. On the right-hand side, just after the road sign for Grove Lane, is the private lane that that leads to the house.





Ground Floor



First Floor

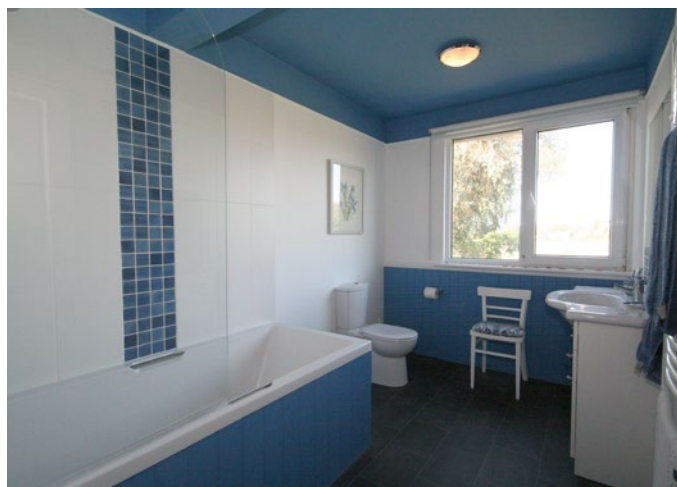
Grove Lane

Approximate Gross Internal Area
(Including Garage)
166.6 sq m / 1794 sq ft

Turn into the lane (which is reasonably steep) which then bends around to the left. Continue past the various houses and park opposite no. 5.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01798 344554



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