



4 BODERTON MEWS



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Burton Park
Duncton, Nr Petworth
West Sussex GU28 0LS

To Let - £2,500 pcm unfurnished, short let
Available April 2020 (No children or pets)

Entrance hall • Double reception room comprising drawing room & dining room
Kitchen/breakfast room • Separate wc
3 bedrooms • 2 bathrooms (1 ensuite)
South facing terrace • Allocated parking for 2 cars
Use of the stunning private formal gardens, grounds, parkland, kitchen garden, ponds and tennis courts

DESCRIPTION

4 Boderton Mews is a charming and immaculately presented 3 bedroom house situated in a private mews within the splendid Burton Park estate. The spacious accommodation is arranged over 2 floors and the principal rooms have a bright southerly aspect over the beautiful formal gardens. A good sized entrance hall, with wooden floor and cloakroom off, leads to the fully fitted kitchen/breakfast room with French doors opening onto the private south facing terrace. The large double reception room comprises a spacious drawing room which has a fireplace with gas coal effect fire and two sets of French doors also opening on to the private terrace, and a good size dining room. On the first floor, the master bedroom and ensuite bathroom have fine views over the formal gardens towards the South Downs. There are two further double bedrooms, and a family bathroom.

The residents of Boderton Mews have access to and use of the beautifully restored formal gardens with the lovely lily ponds, geometric designed plantings and rockeries, a boating pond and of course the acres of parkland and woodland all of which provide a wonderfully tranquil setting, as well as the use of two hard tennis courts, the orchard, kitchen garden and a croquet lawn.

SITUATION

Burton Park is a beautiful, idyllic private park close to





the foot of the South Downs, and is within the South Downs National Park. The nearest village is Dunton with two Parish churches and The Cricketers Pub. The historic town of Petworth is about 3 miles to the north with an excellent range of shops for everyday needs. Pulborough mainline station, serving Gatwick, Victoria and London Bridge (70 minutes) is within about 7 miles and Haslemere station serving Waterloo (50 Minutes) is about 13 miles away. Chichester Cathedral city with its excellent range of shops and Festival Theatre is about 11 miles to the south-west. The famous Goodwood Estate with its horseracing, motor racing and golf is within about 8 miles.

HISTORICAL NOTE

The beautiful Grade II listed Burton Park extends to over 150 acres and dates back to about 1520. A deer park was established in 1590 and the present Grade I listed mansion dates from about 1831. Alongside stands a delightful small 11th Century church which remains open for monthly services. The park includes two principal sites of special scientific interest, one of which is the fabulous Chingford Pond.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

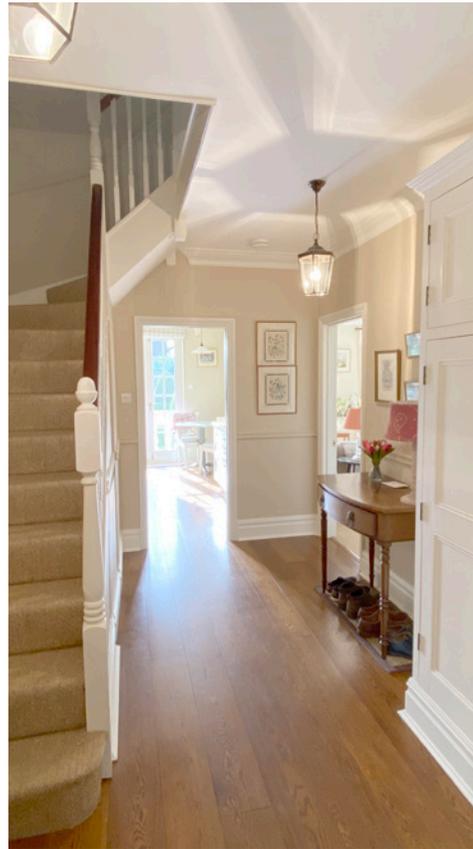
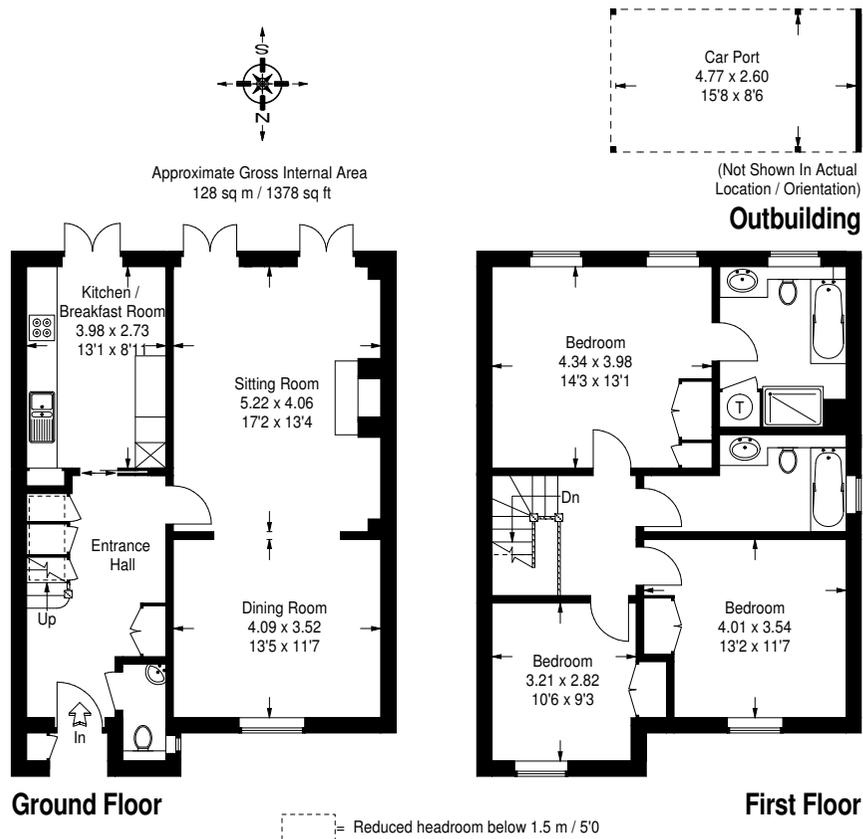
MAINTENANCE

The tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for the exterior and structure of the house.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be





held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing thereafter by agreement.

OUTGOINGS & SERVICES

The tenant will be responsible for the payment of all outgoing including Council Tax. Mains water and electricity. Metered Calor gas central heating. Communication services (telephone/internet etc) and TV Licence. The cost of the drainage is included within the rent.

EPC

Rating E (39)

PETS

Pets will not be permitted.

DIRECTIONS

From Petworth, take the A285 south towards Chichester and into Duncton Village. Shortly after Duncton Parish Church look out for the wrought iron gated entrance to Burton Park on the left-hand side. Turn in to the entrance and follow the drive through the park, follow the long drive, keep to the left, head past the church and take the second right. Please park in the visitor spaces either next to the garages or at the far end just before the metal gates

VIEWING

Strictly by appointment with the letting agent
RH & RW Clutton – 01798 344554

For a full scale of Tenant Fees, please visit www.rhrwclutton.com



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rightmove onTheMarket.com



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