



1 DOWNVIEW ROAD



1 DOWNVIEW ROAD
Petworth
West Sussex GU28 0EU

Guide price : £525,000 - Freehold

- Large enclosed entrance porch • Entrance hall
- Large kitchen/dining room • Utility room
- Downstairs shower room
- Triple aspect sitting room with wood burning stove
- 3 bedrooms • Family bathroom
- Large entrance drive with parking for 3-4 cars
- Large garden with vegetable garden and terrace
- Garden shed and home office

DESCRIPTION

1 Downview Road is a spacious, detached house, believed to have been built in 1949 and located at the very western edge of Petworth, opposite Petworth Park and within walking distance of the town centre. The property has been extensively refurbished and extended to a very high standard in recent years by the current owners, including the construction of an attractive single storey extension, re-roofing, new double glazed windows, new plumbing, wiring, bathrooms, fitted kitchen and utility room, oak flooring and oak doors. The spacious and very well-presented accommodation includes an enclosed entrance porch which leads into the entrance hall that gives access to the cloakroom/shower room and the triple aspect sitting room, with wood burning stove and double doors opening into the garden. There is a fully fitted kitchen which is open to the spacious dining room. Access to the utility room is from the kitchen. From the entrance hall the staircase rises to the first floor with landing which gives access to 3 bedrooms and the family bathroom.

Outside, the property is approached over a large gravel entrance drive which easily provides parking for 3-4 cars. There is a lawn to one side, planted beds in front of the house and all enclosed by a low-level wall and hedging. A side gate gives access to the south facing paved terrace, also accessed from the utility room and sitting room. The main area of garden is a very good size being mainly laid to lawn and with a paved terrace to one side, mature





shrubs, a separate vegetable garden with shed and a large timber shed with workshop at one end and a home office at the other. All enclosed by a combination of close board fencing and mature hedging.

LOCATION AND AMENITIES

1 Downview Road is located on the western edge of Petworth, just beyond a free car park and opposite the wall of Petworth Park, with access close by. The property is with easy walking distance of the town centre with its excellent range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. Petworth 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 for both boys and girls. 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

Gas fired central heating provided by a gas fired boiler with radiators. Mains electricity, water and drainage are connected. Superfast broadband is available in the area.

DIRECTIONS

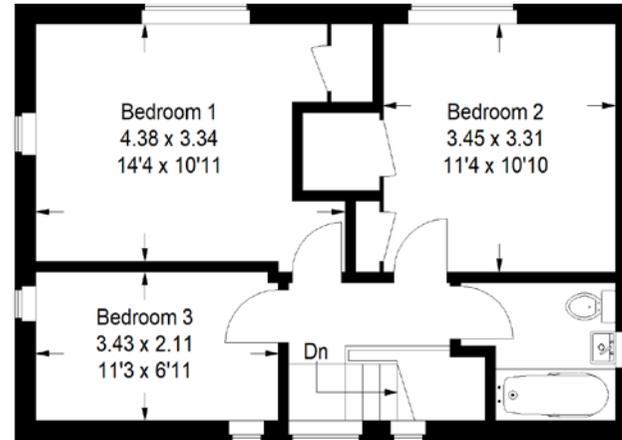
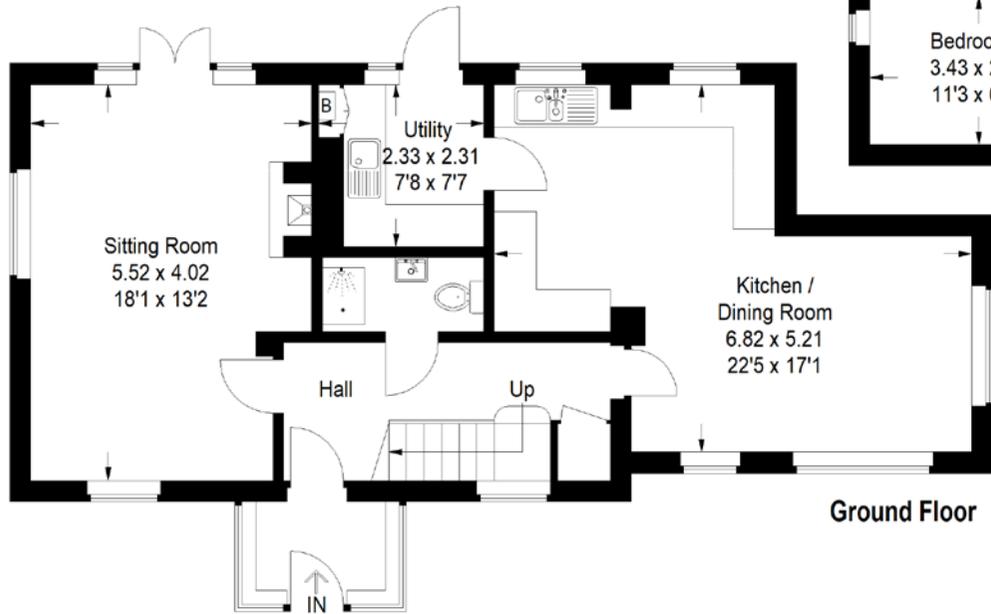
From our office continue around Market Square on the one-way system, eventually turning left into Pound Street. At the end of Pound Street is a roundabout. Turn right here (signposted A272 Midhurst) and head uphill. 1 Downview Road will then be found within approximately 100 yards on the left-hand side. Drive into the entrance drive and park.

VIEWING

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



Approximate Gross Internal Area
 Ground Floor = 70.4 sq m / 758 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Total = 116.6 sq m / 1255 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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