



OAKDENE



**OAKDENE**  
Strood Green  
Wisborough Green  
West Sussex RH14 0HL

Guide price : £1,150,000 Freehold

Long entrance hall • Sitting room with vaulted ceiling  
Dining room • Study • Large kitchen/breakfast room  
Utility room • Cloakroom  
Master bedroom with ensuite bathroom  
2 Further bedrooms • Shower room  
Covered porch/log store • Gravel entrance drive  
Double garage  
Private gardens • Heated swimming pool  
In all about 0.35 of an acre

**DESCRIPTION**

Oakdene comprises a charming Grade II listed house with origins believed to date from 15th century and with later additions, including a 17th century former cow byre, that is understood to have been relocated from another site locally about 50 years ago. The well-presented accommodation has been significantly improved by the current owner and has much charm and character, with a wealth of period features including exposed timbers and inglenook fireplaces. On the ground floor is a long entrance hall, a lovely kitchen/breakfast room with a range of fitted units and an inglenook fireplace, a utility room, cloakroom, a lovely dining room with inglenook fireplace, a study and a splendid sitting room with a high vaulted ceiling and a wood burning stove. On the first floor the master bedroom is a good size with an en-suite bathroom and dressing area, there are 2 further bedrooms and a shower room. Outside, the property is approached over a gravel entrance drive providing ample parking and with a double garage to one side. The attractive gardens are divided into two main areas, one at the front and one at the rear, from which there are some lovely views over the adjacent farmland. There are areas of lawn, various mature shrubs and plants, paved terracing, a well and a heated swimming pool with glazed pool house. In all about 0.35 of an acre.





## LOCATION AND AMENITIES

Oakdene lies in the rural hamlet of Strood Green, an accessible rural location within the South Downs National Park. The popular village of Wisborough Green is situated about 1½ miles to the east, with its period houses clustered around the village green, a village shop/post office and 2 pubs. The historic town of Petworth is about 5 miles to the west with an excellent range of shops for everyday needs. More shopping facilities can be found at Billingshurst about 4 miles to the east with a mainline station with trains into Victoria and London Bridge (about 55 and 65 minutes respectively). Haslemere is about 14 miles to the north-west with further shopping facilities and a mainline station giving access into Waterloo (about 47 minutes). The larger towns/cities of Horsham, Guildford and Chichester are all within fairly easy reach. There is golf and polo at Cowdray, golf at the West Sussex near Pulborough, golf, racing and motor racing at Goodwood and sailing off the south coast. In addition there are many local footpaths and bridleways close by, eventually giving access to the Wey-South Path. Access to the main motorway network is either via the A29, to the east which connect with A24 and M25, or via A283, to the west, which connects with A3 at Milford and on to the M25.

## SERVICES

Mains water and electricity are connected. An oil-fired boiler provides central heating and hot water, as well as heating for the swimming pool. There is a recently installed shared private drainage system.

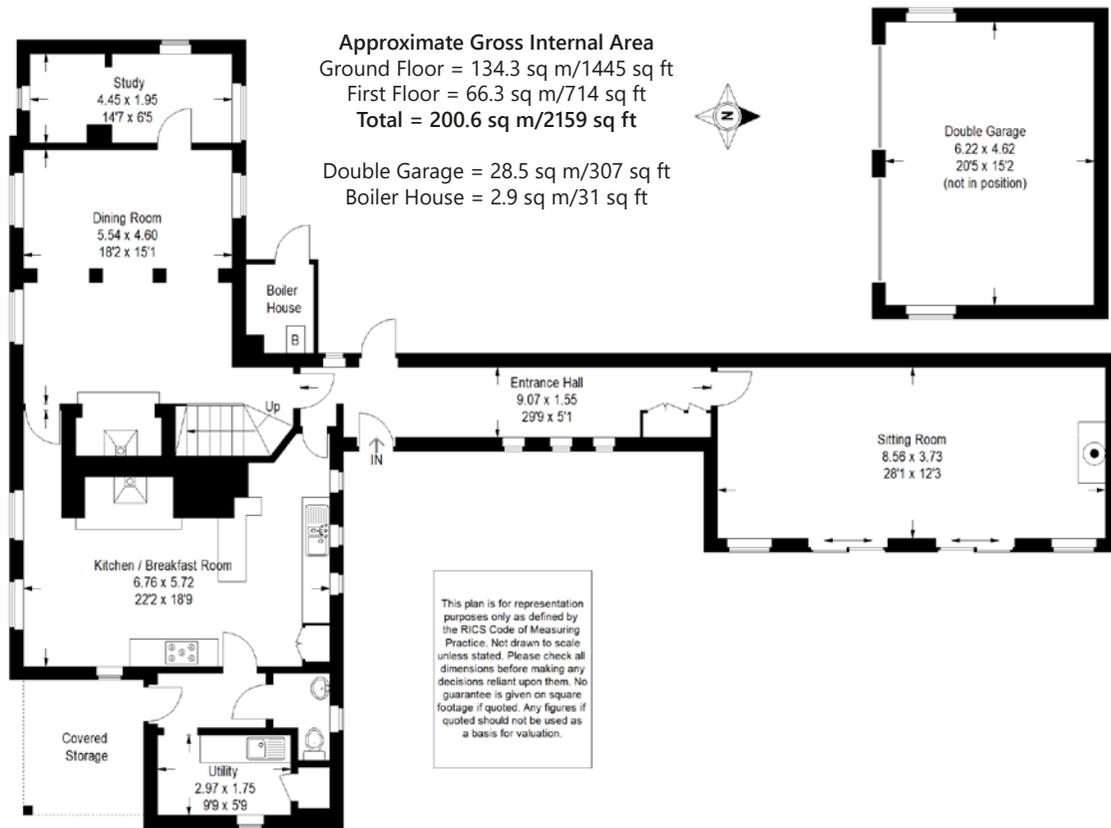
## DIRECTIONS

From Petworth take the A272 in an easterly direction towards Wisborough Green. After about 3½ miles the road dips down and rises again, continue on for about 400 yards and, where there is a sharp right hand bend, turn left. The entrance to Oakdene will be found a short distance along on the right, adjacent to the red post box.

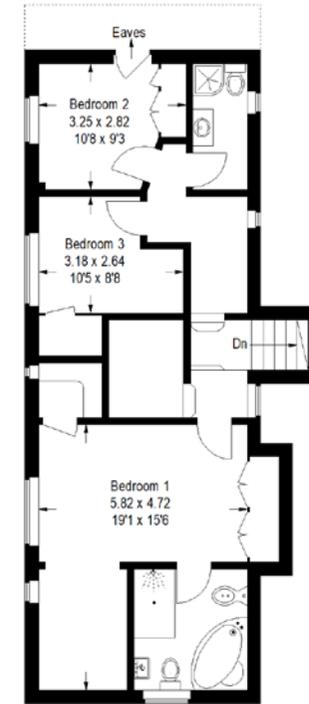
## VIEWING

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





Ground Floor



First Floor



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