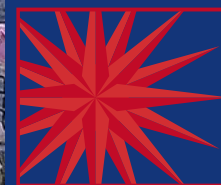




THE SMITHY



RH & RW
CLUTTON



THE SMITHY
The Street
Sutton
West Sussex RH20 1PS

Guide price: £1,750,000 - Freehold

Large entrance/dining hall • Drawing room
Kitchen/breakfast room • Study • Utility room
Master bedroom with ensuite bathroom
Three further bedrooms • Bathroom • Shower room
The Barn with large reception room, separate kitchen &
large store room/cloakroom
Entrance drive providing ample off street parking
Double garage
Beautifully maintained gardens
Wood store and garden sheds
In all about 0.9 of an acre

DESCRIPTION

The Smithy is a delightful family house in the very popular downland village of Sutton with some stunning, far reaching, rural views from the main rooms. The house has attractive elevations with a combination of red brick and half tile hanging, all under a clay tiled roof. The main part of the property dates from the 1980's, with more recent extensions, although part is significantly older. The property takes its name from the 19th Century barn (The Barn), formerly the village Blacksmiths, that is on the right-hand side of the drive. The very well-presented accommodation has many lovely features including good ceiling heights and large windows. From the entrance drive an oak framed entrance porch gives access to the front door that opens into the partially double height entrance/dining hall with an oak floor and door opening into the double aspect drawing room that includes a bay window, with lovely views over the garden and beyond, a door to the garden and a brick



fireplace with teak bressummer over and incorporating a Jetmaster open fire, with shelving and a cupboard to one side. The kitchen/breakfast room is a bright and sunny room and is fitted with an extensive range of units, granite worktops, an electric 2 oven Aga with a 2 oven electric module with ceramic hob. There is a tiled floor and double doors opening onto the garden. From the entrance hall a door opens into the utility room, with a range of units, sink unit, points for a washing machine and a dryer. A further door opens into the boiler room. Also, from the entrance hall a door opens into the study/family room, with a wall of fitted shelving. A further door opens into an inner hall giving access to bedroom 4, and a bathroom both with vaulted ceilings. From the entrance/dining hall an easy staircase rises to the galleried landing with a door to the large master bedroom with lovely, far-reaching views, a range of fitted wardrobes and an ensuite bathroom. There are two further double bedrooms and a shower room.

From the lane a double five bar gate opens onto the cobbled driveway that provides ample parking. To the right is The Barn which was the original 'Smithy' and provides a wonderful room for entertaining or as a home office. The building has much character with exposed stone and brick walls, a vaulted ceiling, oak flooring and a large wood burning stove to one end. There is a fully fitted kitchen and a large store room/cloakroom with wc and wash hand basin. Beyond this is a double garage. The property sits within a beautifully maintained garden, which is L-shaped and provides much privacy and seclusion as well as some fine rural views. A stone slab terrace is adjacent to the house, with access from the kitchen and drawing room. Steps lead down to a lower terrace which is bordered by plant beds with a variety of plants and shrubs. The terrace overlooks the main part of the garden with large areas of lawn, mature hedgerows, a variety of mature trees. The garden continues around to the right, with further matures hedges and trees, with an orchard to one end and a greenhouse and a large wooden garden shed to one side. In all the property extends to approximately 0.9 of an acre.





LOCATION AND AMENITIES

The Smithy is situated in the heart of the very popular, unspoilt Downland village of Sutton, and is within the South Downs National Park. It is a particularly tranquil part of West Sussex, yet readily accessible to Petworth, Arundel and Chichester. The village has the medieval Church of St John the Baptist, the White Horse Inn, a Village Hall and Bowling Green. Petworth, a busy old market town, is approximately 4.5 miles to the north-west and Pulborough, with its mainline railway station about 6 miles to the north-east. The popular city of Chichester with its excellent range of shops and Festival Theatre is about 12 miles to the south-west. The famous Goodwood estate with its horseracing, motor racing and golf is within about 8 miles. There is also polo at Cowdray, further golf at Midhurst and Pulborough and sailing and other water sports at Chichester. The local area gives access to some beautiful walking opportunities and the historic Roman Villa site of Bignor is about a mile away.

SERVICES

Mains electricity and water are connected. Private drainage. Central heating and hot water is via an oil fired boiler with a Megaflow hot water cylinder.

EPC D (57)

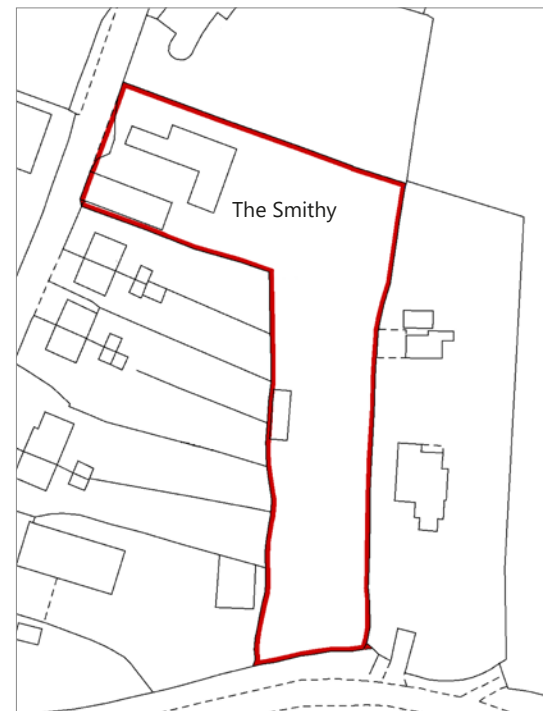
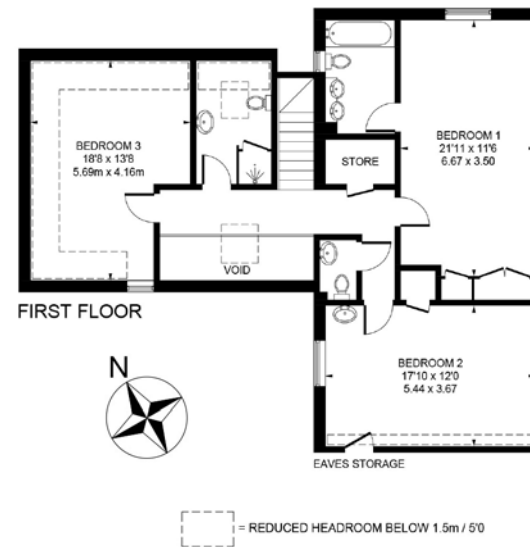
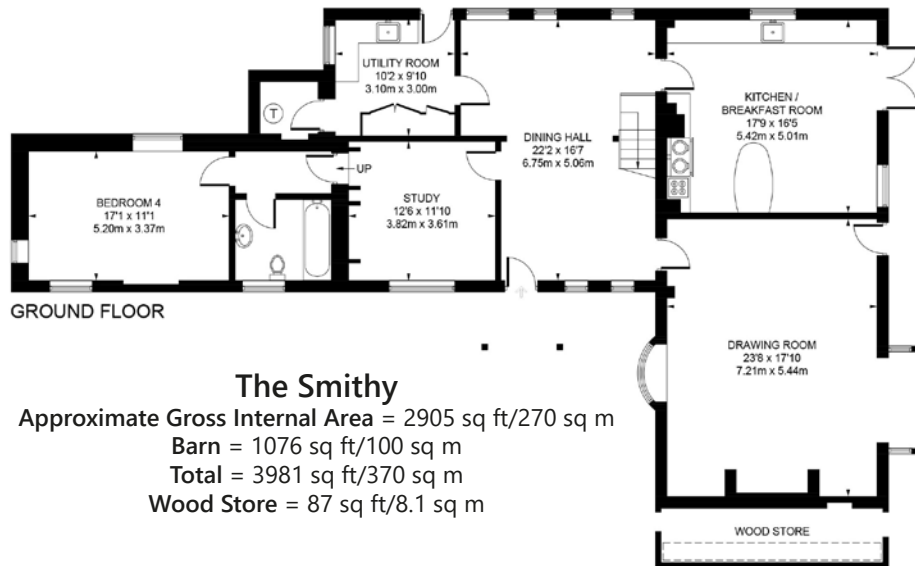
COUNCIL TAX – Band G - £3,337.67 (2022/2023)

DIRECTIONS

From Petworth take the A285 towards Chichester. After approximately 1½ miles, you will see Heath End Garage and then Chandlers Builders Merchants on your right, shortly after this turn left, signposted Sutton, Bignor and Coates. Continue past Burton Pond to the crossroads and turn right to Sutton. Follow this road into the village, past the Church, and look out for the telephone and post boxes on the left. The Smithy is the 3rd property after this on the left hand side

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





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