



11 POUND CLOSE



RH & RW  
CLUTTON

**11 POUND CLOSE**  
Nr Petworth  
West Sussex  
GU28 0HX

Guide Price: £550,000 Freehold

Entrance hall • Cloakroom/utility room • Kitchen  
Dining area • Sitting area

Main bedroom with en suite shower room  
2 further bedrooms • Family bathroom

Front garden with entrance drive and parking for 3-4 cars  
Small garage • West facing rear garden

**DESCRIPTION**

11 Pound Close is a spacious modern, detached, townhouse, in a tucked away position within walking distance of the centre of the popular old market town of Petworth. The property was built in 2008 and, having been improved in recent years by the current owners, offers well-presented, light and flexible accommodation, including wooden floors on the ground floor and double-glazed windows and doors throughout. From the private entrance drive the front door opens into the entrance hall, with cloakroom/utility room to one side, with points for a washing machine and dryer. A further door opens into the kitchen area, with a range of fitted units with wooden worktop and incorporating a ceramic twin bowl sink with drainer and with points for a range cooker, dishwasher and fridge freezer and door to the side passage. The kitchen is open plan to the dining area and a seating area beyond which has double doors opening out on to the garden. Off the seating area is a further reception space, which has a modern wood burning stove. From the entrance hall, an easy staircase rises to the first floor landing with door to the main bedroom, which has a storage cupboard and an ensuite shower room. There is a further double bedroom and an L-shaped single bedroom and a family bathroom. Outside, double wooden gates from Pound Close open into the front garden with entrance drive and parking for 2-3 cars. The front garden is enclosed by close board fencing and is bordered by a variety of





mature shrubs and plants. There is also a garage which has been reduced in size, so would only accommodate a small car, but offers a good deal of storage. Access to the rear garden is possible on both sides of the house, with covered storage to one side. The rear garden is private, quiet and is west facing. A paved terrace runs along the back of the house with steps up to a raised lawn area, bordered by beds planted with a variety of shrubs and plants, with some mature trees.

#### **LOCATION AND AMENITIES**

11 Pound Close is located on the western edge of the town and is within 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 and is located within the South Downs National Park. The town 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**

Mains electricity (new certified fuse board), gas, water and drainage are connected. the gas boiler is two years old.

#### **DIRECTIONS**


Please ask us for directions.

#### **VIEWING**

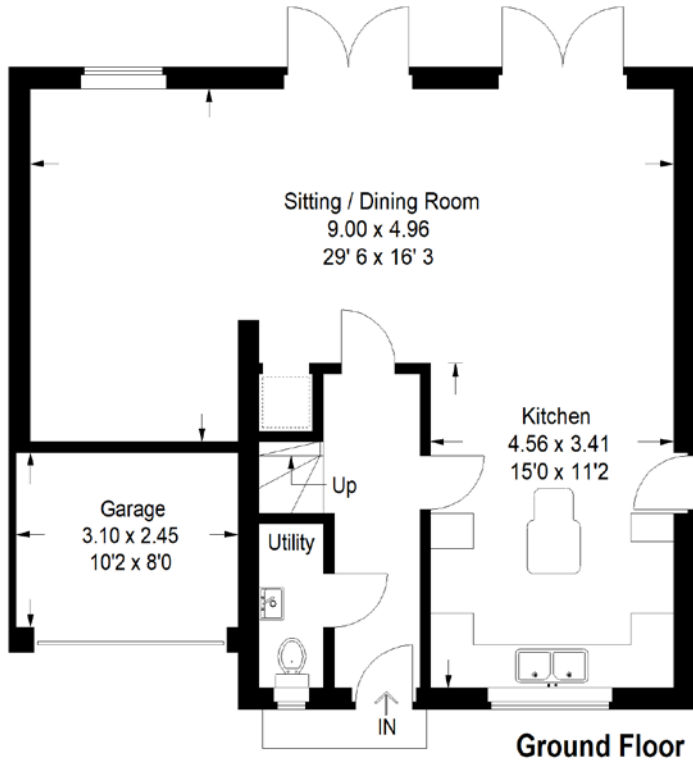
Strictly by appointment with the sole agent  
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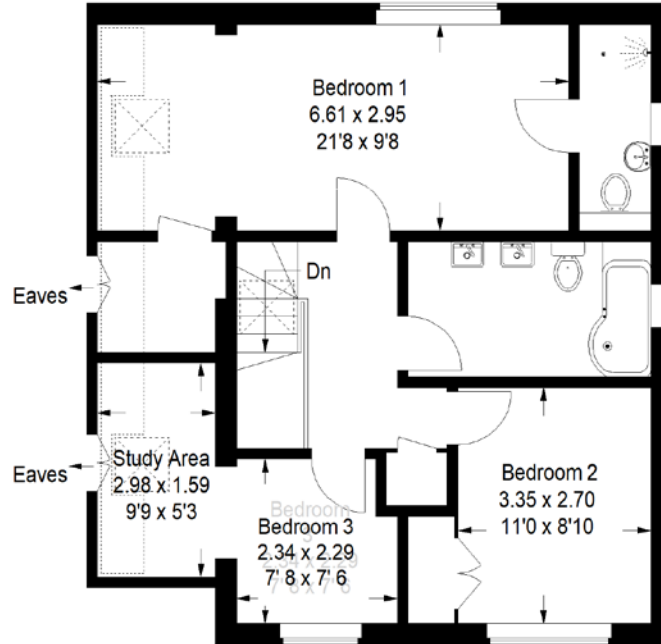
Approximate Gross Internal Area  
 Ground Floor = 65.6 sq m / 706 sq ft  
 First Floor = 63.8 sq m / 687 sq ft  
 Garage = 7.6 sq m / 82 sq ft  
 Total = 137 sq m / 1475 sq ft

 = Reduced headroom below 1.5 m / 5'0"

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.



Ground Floor



First Floor



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Property particulars updated June 2021



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