



OLDHAMS

*Barrington  
& Company*

## OLDHAMS, FOX HILL, PETWORTH, WEST SUSSEX, GU28 9NU.

*An enchanting country cottage with detached barn conversion and numerous outbuildings arranged around a gravelled courtyard with grounds of 1.46 acres.*

Hall, Utility/shower room, sitting room with Inglenook, dining room, newly fitted Neptune kitchen, 4 bedrooms, 2 bathrooms. Detached barn with vaulted reception room, kitchen, shower room and galleried bedroom. Double garage, Stables, Granary (potential home office/studio). Swimming pool, 1.46 acres.

### DIRECTIONS.

Leave Petworth on the A272 heading east to Wisborough Green, after 1.2 miles, at the end of a long straight, turn left on to a tarmac lane marked Private Road. The painted gates to Oldhams will be seen after a short distance on the right.

### SITUATION:

Oldhams is located at the beginning of a private no-through lane and set back from the A272. The grounds of 1.46 acres offer complete privacy and seclusion. The lane continues as a bridleway linking to several other public footpaths and providing idyllic country walks literally on the doorstep. There is even a country pub near the end of one of the footpaths. The attractive old market town of Petworth (2 miles) is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. There are several pubs, restaurants and coffee shops. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





#### DESCRIPTION:

Oldhams is listed Grade II and the principal residence is thought to date from 1580 with timber framed part tile hung elevations of brick under a clay tiled roof. The house forms part of a courtyard of buildings that include a Sussex barn converted to provide self-contained ancillary accommodation, a substantial detached garage, a period granary complete with original staddle stones and also a detached stable building of timber construction under a clay tiled roof. Additional features include a high quality Alitex greenhouse and recently installed heated swimming pool with adjacent decking. As would be expected, the main residence is heavily beamed but ceiling heights are good and the rooms are light and airy. The front door opens to a hall with adjoining newly fitted shower/utility room. The double aspect sitting room has an Inglenook fireplace and this leads through to the dining room, also with Inglenook and log burner. The kitchen has been recently refitted with Neptune units which have a lifetime guarantee. It includes ample work surfaces, an electric Aga and integral appliances. A door leads to the garden terrace. From the dining room stairs rise to the first floor landing with 2 double bedrooms and 2 bathrooms. Stairs continue to the second floor with a further 2 good sized bedrooms.

### OUTBUILDINGS:

The barn provides a perfect relative or guest cottage, its vaulted sitting/dining room has a wood burner and glazed double doors on both sides to the courtyard and garden. There is a separate kitchen, shower room and mezzanine bedroom above. The Granary is of traditional timber construction under a tiled roof and would make a great party room/home cinema but could be adapted to home office use. The coach house style double garage has first floor storage and the stable building has water and power.

### OUTSIDE:

The garden and grounds are a particular feature of the property with a wide gravelled courtyard linking the main house and outbuildings and providing ample parking area. The gardens are laid mainly to lawns with well stocked borders and many mature trees and shrubs. There is a further area of oak copse land with woodland flowers and a small paddock.

### SERVICES:

Mains water and electricity, private drainage. Oil fired central heating in main house.

### COUNCIL TAX: Band G.

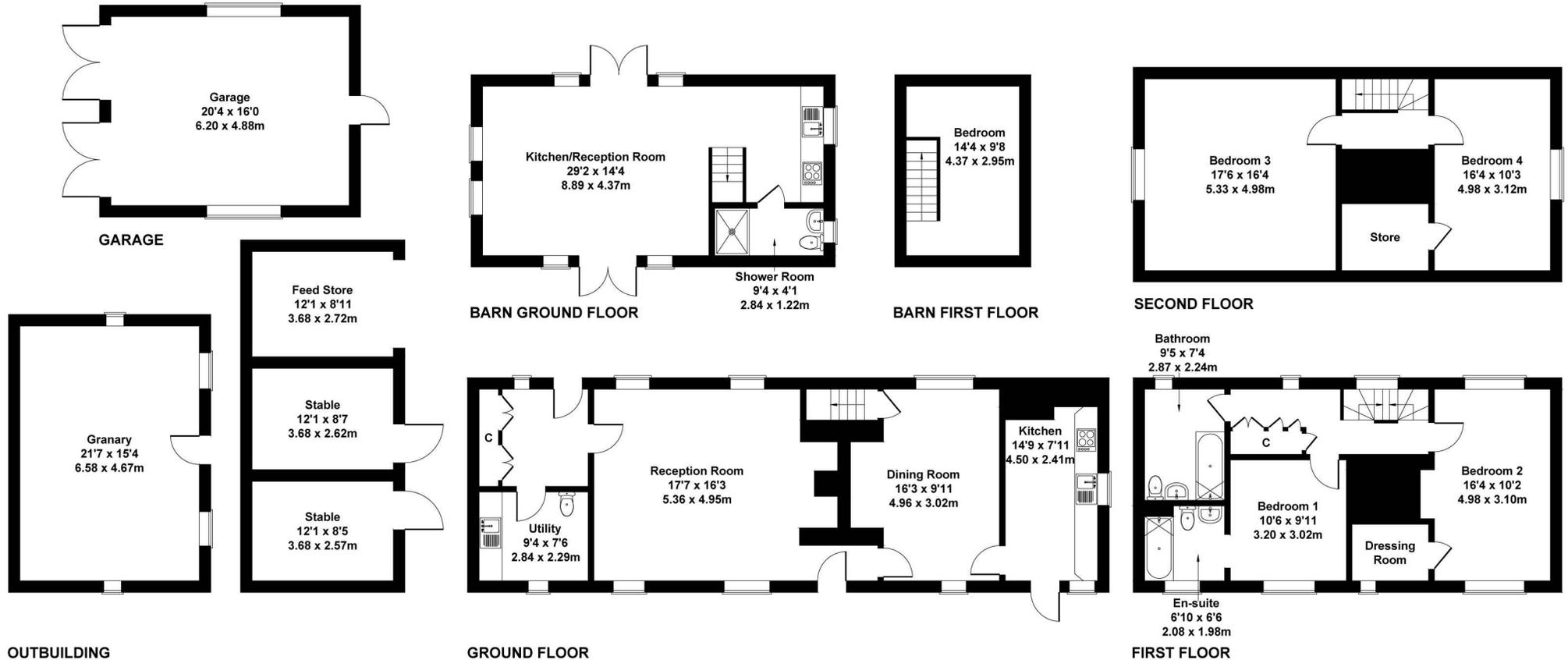
Chichester District Council – 01243 785166.





## Oldhams, Petworth

Approximate Gross Internal Area  
3531 sq ft - 328 sq m



Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



**MARKET SQUARE HOUSE,  
PETWORTH, WEST SUSSEX,  
GU28 0AH.**

**T:** +44(0)1798 342242  
**E:** petworth@barringtonandco.com  
**W:** www.barringtonandco.com

**IMPORTANT NOTICE:** Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.