



MERCHANT'S HOUSE



RH & RW
CLUTTON

MERCHANT'S HOUSE

Lombard Street
Petworth
West Sussex
GU28 0AG

Guide Price - £625,000 - Freehold

Spacious entrance hall • Kitchen/breakfast room
Sitting room • Dining/garden room
Cloakroom with access to storage area • Cellar
Master bedroom with ensuite shower room
Bedroom 2 • Family bathroom
South-west facing walled courtyard garden
Petworth Town centre location

DESCRIPTION

Merchants House is a delightful Georgian, Grade II listed townhouse located in the heart of the historic old market town of Petworth. The property was once a vintners and was converted into a house in 2007. The property has well-proportioned accommodation with good ceiling heights, large windows and lots of charm and character. Being arranged over 2 floors, the front door opens in to a very pleasant and spacious double height entrance hall, a door opens into the well fitted kitchen/breakfast room which overlooks the attractive cobbled, pedestrian only Lombard Street. Another door opens into the sitting room which has a large period fireplace incorporating a wood burning stove, French windows that open onto the garden and an opening leads into the spacious dining/garden room. From the hall there is a cloakroom, which also has a door that leads to a storage passage. Another door leads to the cellar steps. An easy rising staircase leads up to the lovely first floor landing, with access to the main bedroom, which is dual aspect and has an en suite shower room, and to the second bedroom and bathroom.

Accessed from the sitting room and garden/dining room is the charming south/west facing walled courtyard garden, which enjoys a great deal of privacy.





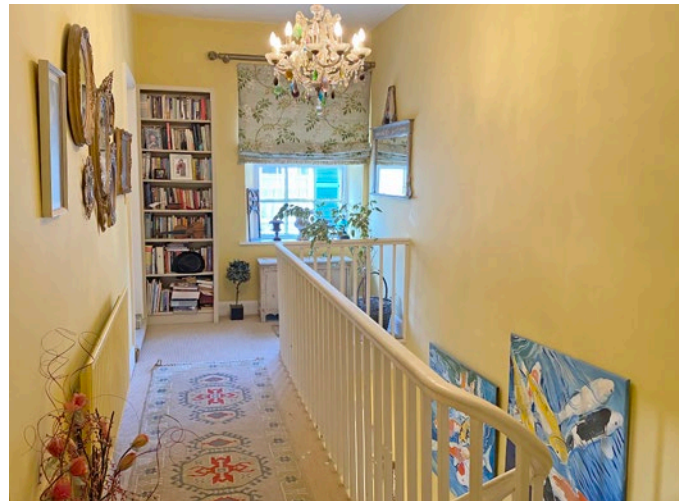
LOCATION AND AMENITIES

Merchants house is quietly situated on the delightful, cobbled Lombard Street in the heart of Petworth, a very central location just off the main market square, within the Conservation Area and within easy access to the 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. It 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

Mains gas, electricity, water and drainage are connected. Heating and hot water is via a gas boiler with radiators.

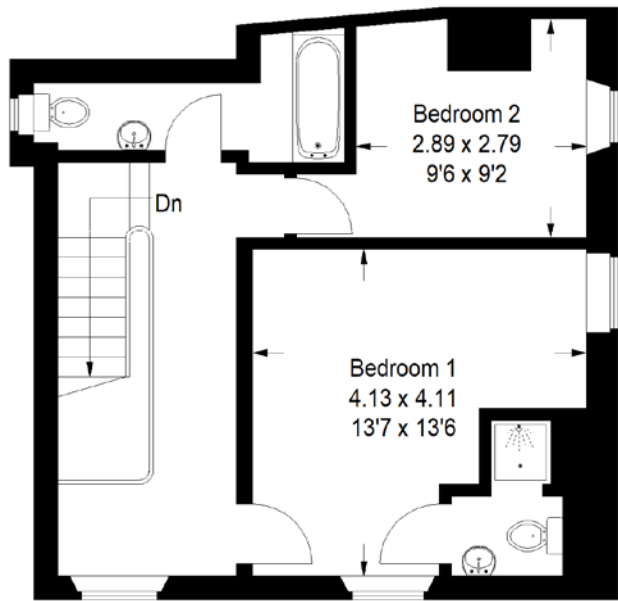
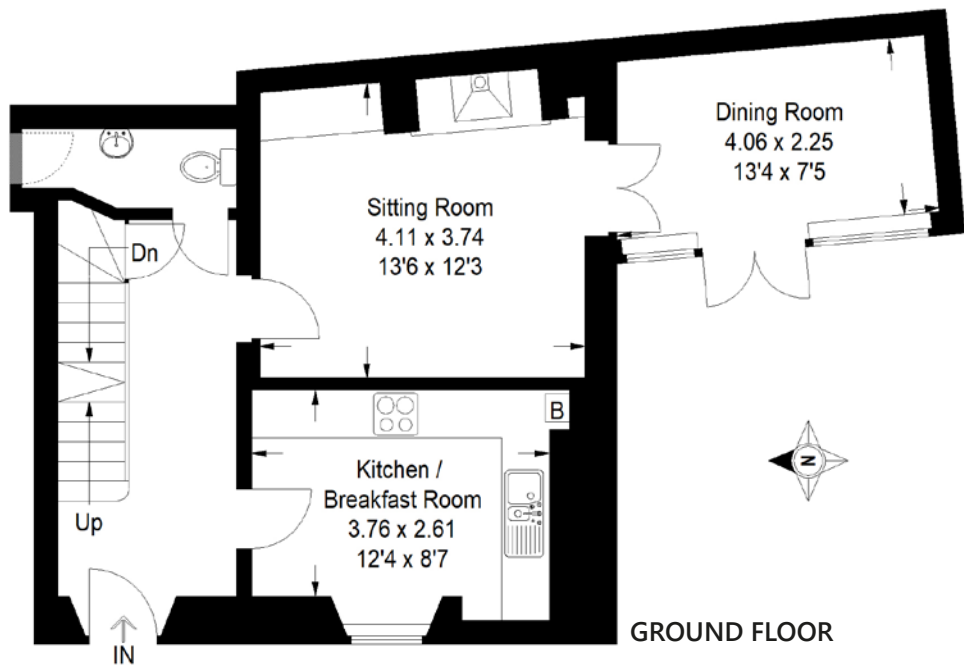


DIRECTIONS

From our offices walk downhill into Market Square, turn right and head up the square into Lombard Street and Merchants House will be found three quarters of the way up the street, on the right-hand side.

VIEWING

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



Lombard Street
 Approximate Gross Internal Area
 Ground Floor : 52.8 sq m/568 sq ft
 First Floor : 44.5 sq m/479 sq ft
 Total : 97.3 sq m/1047 sq ft



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars updated September 2021



01798 344554

www.rhrwclutton.com

New Street | Petworth | West Sussex GU28 0AS