



5 THE DRIVE



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Lavington Park
Nr Petworth
West Sussex GU28 0FG

Guide price : £695,000 Freehold

Entrance hall • L-shaped sitting room
Fully fitted kitchen/breakfast room • Cloakroom
Master bedroom, ensuite shower room & dressing room
2 further double bedrooms • Family bathroom
Large walk in storage cupboard
Garden • Single garage • Off street parking for 2 cars
Stunning rural views
Within the South Downs National Park

DESCRIPTION

5 The Drive is a delightful mid-terrace modern house forming part of the exclusive Lavington Park development, which was built in 2014 right at the foot of the South Downs, in a stunning rural setting. The accommodation is very comfortable, having been built and finished to a very good standard with high quality fittings and finishes. On the ground floor, the front door opens into the entrance hall with cloakroom to one side and an understairs cupboard. Doors open into the south facing L-shaped sitting room with a fireplace incorporating a modern electric real effect fire and lovely open views towards the South Downs. An opening from the sitting room leads into the fully fitted kitchen/breakfast room with an extensive range of wall and base units fitted with a range of Siemens appliances including a single oven, combination microwave, 4 ring gas hob and cooker hood as well as integrated dishwasher and washer dryer. There is a granite worktop incorporating a sink unit, all with views on to the rear garden.

An easy staircase rises to the first floor with a landing leading to the master bedroom which has lovely south facing views, fitted wardrobes, an ensuite shower room and an arch opening in to the dressing room, also with fitted cupboards. In addition, there is a guest bedroom and a family bathroom. Stairs lead from the landing up to the





second floor, with a large, south facing double bedroom, with airing cupboard and a large walk-in wardrobe. It may be possible to install an ensuite shower room subject to all the necessary consents.

Outside, at the rear, there is an entrance drive with parking for 2 cars and with a good size garage to one side. The house is approached through a pretty garden, with beds, box hedging a terrace and some mature hedging.

LOCATION AND AMENITIES

Lavington Park is located right at the foot of the South Downs in a beautiful and stunning rural setting, within the South Downs National Park and with direct access to miles of footpaths and bridleways. Under a mile and a half away on foot is the pretty village of Graffham, with an excellent community run shop as well as two popular pubs and a charming parish church. The historic old market town of Petworth with its wide selection of independent shops and the magnificent Petworth House and Park is about 5 miles to the north. The nearest pub is at Dunton, just over a mile away and while within 6 miles are the equally sought after villages of Lodsworth, Tillington and Dunton. Midhurst is about 8 miles to the west with the renowned Cowdray Park Polo Club and Cowdray Park Golf Club. The famous Goodwood estate is also close to home, with its world renowned motoring events and beautiful horseracing course.



The city of Chichester is less than 30 minutes away and offers a charming blend of old and new, with a mix of shops, art galleries and restaurants alongside attractions such as the Chichester Festival Theatre and Chichester Harbour. Pulborough train station is around 15 minutes away and offers services to London Victoria in approximately 80 minutes. Gatwick Airport is just under 35 miles away by car or three quarters of an hour by train.

SERVICES

Mains water, electricity and drainage. LPG gas fired boiler providing hot water and central heating with radiators. There is an annual charge for the maintenance of the communal areas etc, currently £600 approximately.

EPC rating B (83)

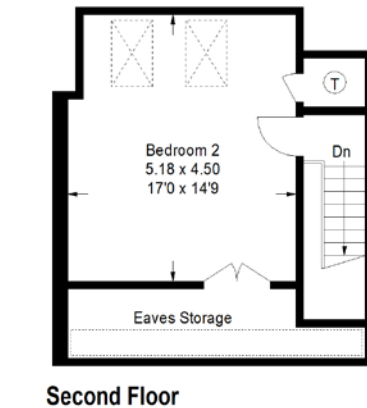
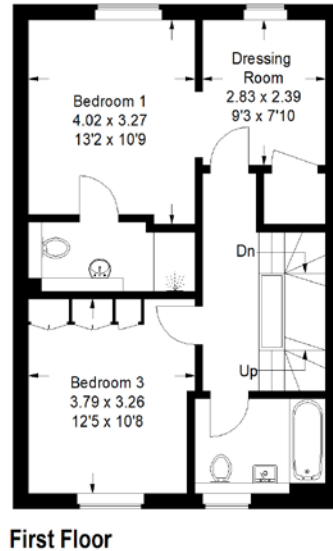
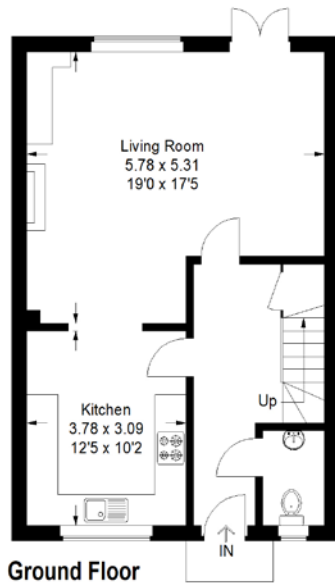
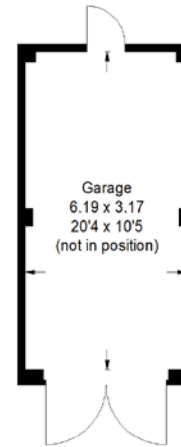
COUNCIL TAX Band E (£2,423.11 for the year 2022/2023)

Lavington Park

Approximate Gross Internal Area
Ground Floor = 54.1 sq m / 582 sq ft
First Floor = 53.6 sq m / 577 sq ft
Second Floor (Including Eaves Storage) = 37.2 sq m / 400 sq ft
Total = 144.9 sq m / 1559 sq ft
Garage = 20 sq m / 215 sq ft



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.



DIRECTIONS

From Petworth, take the A285 south towards Chichester, to Duncton village, past the Cricketers public house and the entrance to Seaford College will be seen on the right-hand side. Drive into the entrance of Seaford College and follow the driveway for several hundred yards, past the main buildings on the left and you will see Lavington Park on the right. Turn in to Wallace Square, then drive to the left and park in front of the 4th garage on the left.

VIEWING

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



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