





8 Boderton Mews, Burton Park, Petworth, GU28 0LS

A delightful four bedroom rural mews house with exclusive privileges of over 140 acres of glorious private parkland



- ▶ No Onward Chain
- ▶ Four Bedrooms / Two Bathrooms
- ▶ South Facing Courtyard
- ▶ Immaculate Formal Gardens
- ▶ Spacious Accommodation
- ▶ Private Estate
- ▶ Charming Mews House
- ▶ Two Allocated Parking Spaces
- ▶ Stunning Views of The South Downs
- ▶ 140 Acres of Glorious Parkland

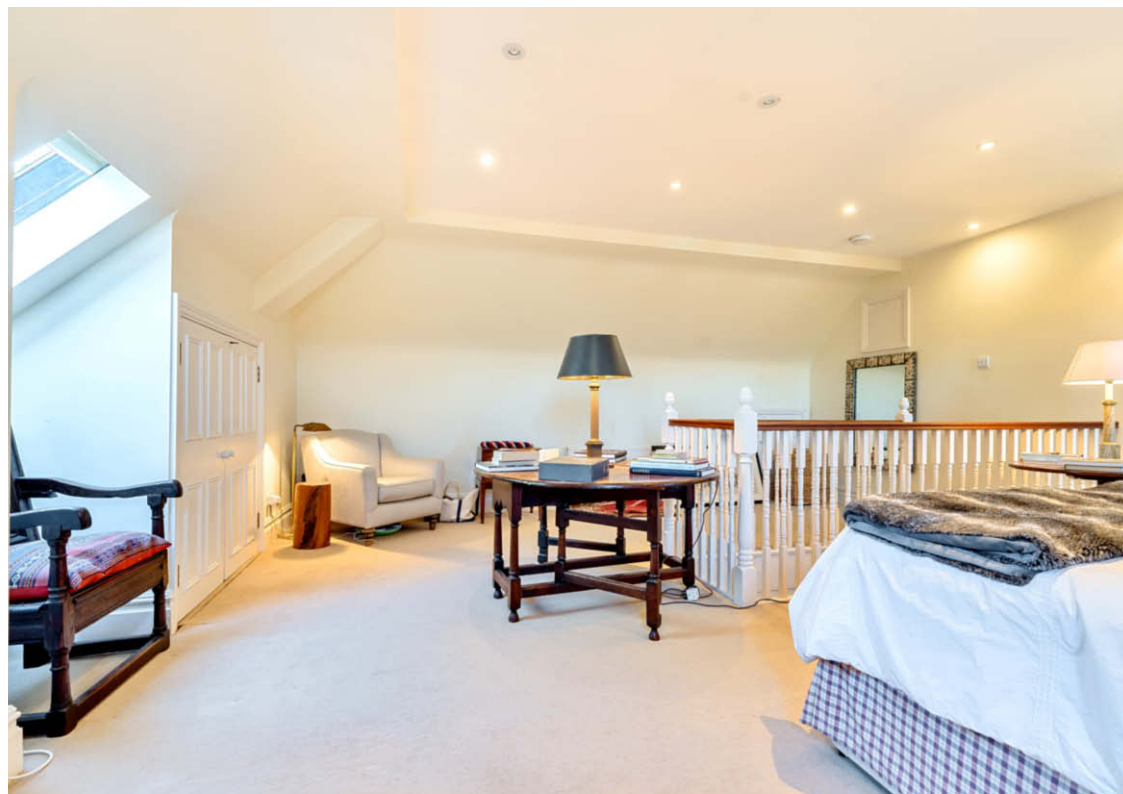
Nestled within the prestigious Burton Park private estate, this exquisite 4-bedroom Mews house is a true gem that offers an unparalleled lifestyle opportunity with no onward chain. The property boasts immaculate formal gardens, charming architecture, and breathtaking views of the South Downs, creating a serene and picturesque setting for its fortunate residents.

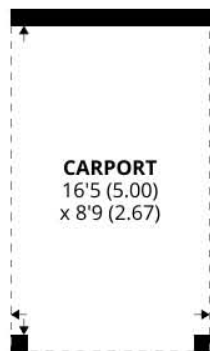
Built 25 years ago using a blend of stone, brick, and tile, this delightful residence features a large dual aspect drawing room and dining room with a cosy gas fireplace and French doors leading out to the inviting south-facing terrace. There is also a well-appointed kitchen/breakfast room, cloakroom and ample storage space on the ground floor adding convenience to the spacious accommodation.

Ascend to the first floor to discover the main bedroom with an en suite shower room, alongside a double bedroom, a single bedroom, and a family bathroom. The second floor has been thoughtfully converted into an excellent loft room, providing a fourth bedroom, additional storage and the added potential for a bathroom with existing plumbing in place.

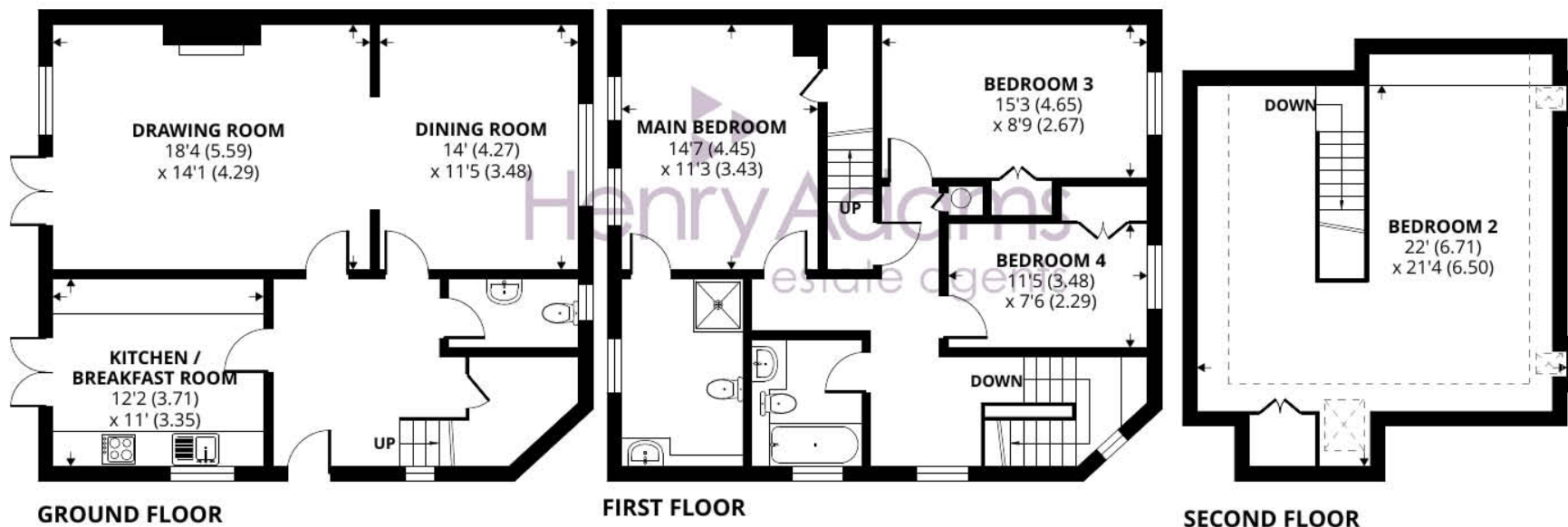








Denotes restricted head height



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Approximate Area = 1847 sq ft / 171.5 sq m (excludes carport)

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Total = 1962 sq ft / 182.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Henry Adams. REF: 1080317

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Burton Park

Outside, the property boasts a private courtyard, two allocated parking spaces, one of which is under an open car barn, and ample visitor parking nearby. Residents of Burton Park can relish in the exclusive privileges of over 140 acres of glorious parkland, including two serene lakes with a boat house, enchanting woodlands, formal gardens, a croquet lawn, and tennis courts. Whether seeking a peaceful weekend retreat or a permanent country residence, the tranquil ambience and refined lifestyle of Burton Park offer a truly luxurious living experience.

Understated elegance and unparalleled tranquillity define the essence of this unique Mews property, situated within the coveted Burton Park estate. With its stunning views, charming architecture, and access to extensive parkland, this residence encapsulates rural bliss and sophisticated living in equal measure. A rare opportunity to embrace a lifestyle of distinction, this property effortlessly combines seclusion and convenience within a truly exclusive setting.

Annual Estate and Maintenance Charge: £10,312

