





## 2 Boderton Mews, Burton Park, Duncton, Petworth, GU28 0LS

A charming three bedroom home nestled in stunning parkland and offered with no onward chain on the exclusive Burton Park estate



- ▶ No Onward Chain
- ▶ Allocated Parking for Two Cars
- ▶ Service Charge: £8,164pa
- ▶ Tennis Courts & Boating Lake
- ▶ Stunning Views Over Formal Gardens
- ▶ Share of the Freehold (960 years)
- ▶ Private Terrace
- ▶ Three Bedrooms / Two Bathrooms
- ▶ 140 Acres of Glorious Parkland
- ▶ Private Estate

Nestled within the prestigious Burton Park Estate, Boderton Mews epitomises timeless sophistication with its distinguished Georgian architecture and refined features. Overlooking the sprawling 140-acre private parkland and meticulously manicured gardens, this residence offers a captivating panorama from every vantage point, accompanied by the luxury of a private patio retreat.

Crafted approximately 27 years ago, the property harmonises modern convenience with classic allure, showcased through its enduring sash windows, intricate cornicing, and lofty ceilings. Stepping through the central entrance hall, guests are greeted by a character-infused dining room and a thoughtfully designed kitchen/breakfast room, catering to both culinary endeavors and casual gatherings. The drawing room, adorned with an inviting fireplace and French doors, seamlessly transitions to a sun-drenched haven via bi-fold doors, extending the living space to the serene patio. Completing the ground floor is a practical cloakroom and further storage. Ascending the staircase reveals three graciously proportioned double bedrooms, each exuding an air of tranquility and refinement. The principal suite exults in an indulgent en suite bathroom, complemented by built-in wardrobes and a Juliette balcony, offering an idyllic retreat with captivating views of the verdant parkland. Additional accommodations include two well-appointed bedrooms boasting ample storage, sharing access to a family bathroom.

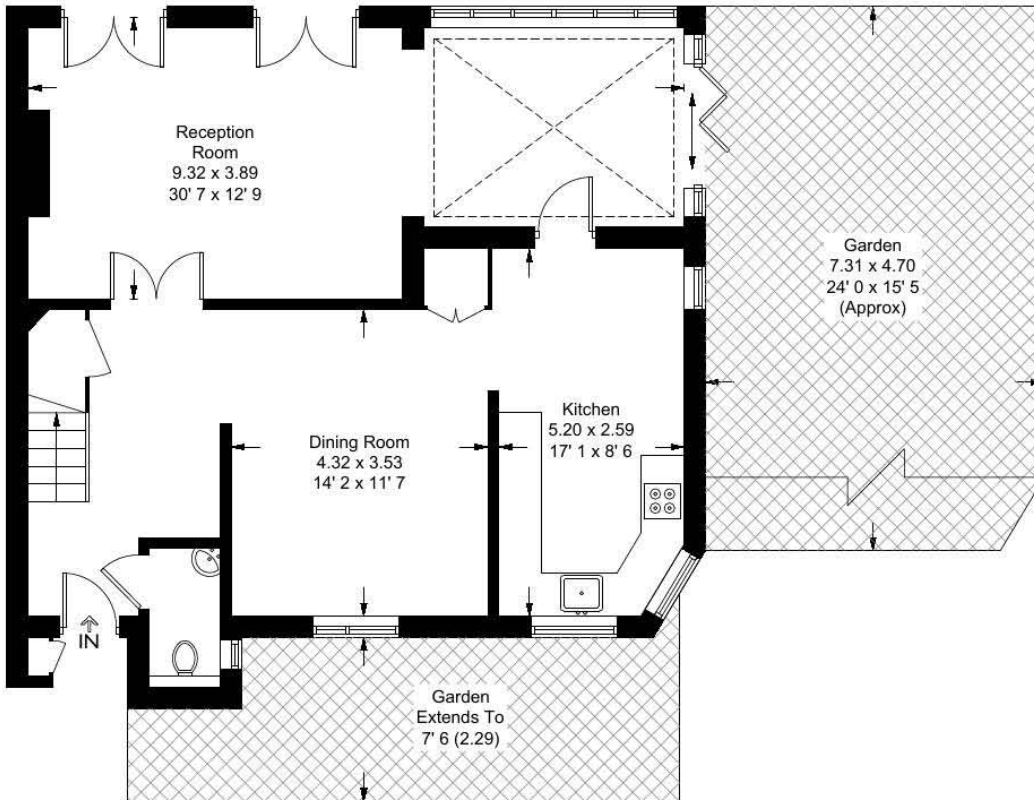




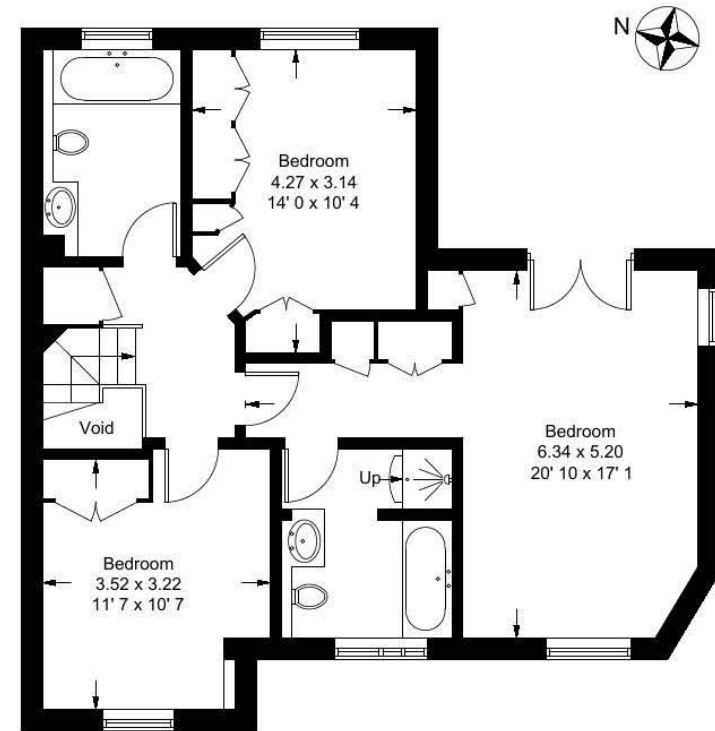


# Boderton Mews

Approximate Gross Internal Area = 1537 sq ft / 142.8 sq m  
(Excluding Void)



**Ground Floor**  
833 sq ft / 77.4 sq m



**First Floor**  
704 sq ft / 65.4 sq m  
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.

## Location

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.



