



NORTH END HOUSE

*Barrington
& Company*

NORTH END HOUSE, NORTH STREET, PETWORTH, WEST SUSSEX, GU28 9NL.

On the northern fringe of Petworth, an elegant and well presented Georgian style detached house offering excellent family accommodation.

Hall, Cloakroom, Sitting room with fireplace, Dining room, Kitchen/Breakfast room, Utility room, Master suite of Bedroom, Shower room and Dressing area, Two Further Double Bedrooms, Family Bathroom, Top floor Suite of Bedroom and Bathroom, Gas fired central heating, Garage, Front and Rear Gardens.

DIRECTIONS:

From our offices in Market Square proceed north on the A283 for half a mile, continue over the mini-roundabout towards Guildford and North End House will be found on the right immediately past The Stone Masons Inn.

SITUATION:

The property is situated on the northern fringe of Petworth, just half a mile and 15 minutes walk from the town centre and within 500m of the entrance to Petworth Park. The historic market town of Petworth lies at the heart of the South Downs National Park and is perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant activities, clubs and societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (12 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (12 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 17 mile drive.





DESCRIPTION:

Built in 1996 in the classical Georgian style, the property has timber framed elevations of brick under a clay tiled roof. Features include sash windows, ventilation system, dado level panelling and fireplace with wood burner. The well presented, light and airy accommodation combines well proportioned living space with four double bedrooms including a spacious top floor suite. The front door opens to a lobby with Victorian inspired tiled floor and space for coats. The wide hallway has a cloakroom and glazed doors open to the double aspect sitting room with its attractive open fireplace with wood burner and glazed double doors leading to the garden terrace. The kitchen is superbly equipped with a range of Shaker style wall and floor units with range style cooker and space for large fridge freezer. Glazed double doors open to the garden deck and an adjoining utility room provides space for appliances and the central heating boiler. An adjacent dining room completes the ground floor. Stairs rise to the first floor landing where the master suite offers a spacious bedroom, dressing area and ensuite shower room. There are two more double bedrooms and a family bathroom. Stairs lead up to the second floor where a fourth bedroom commands distant rural views and has an ensuite bathroom.



OUTSIDE:

To the front of the property a brick paved driveway leads to the garage and parking area in front of the house. There is room to park several cars. A lawned area is flanked by mature shrubs and a side gate gives access to the rear garden which is laid mainly to lawn with raised vegetable beds, matures trees and shrubs. A wooden deck leads from the kitchen and leads onto a paved terrace with double doors from the sitting room.

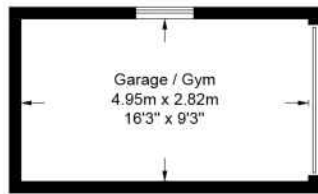
There is a shed and greenhouse. Detached Garage: (currently fitted as a gym) with inspection pit.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.

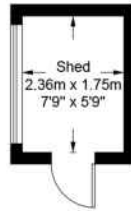
COUNCIL TAX: Band G.
Chichester District Council.



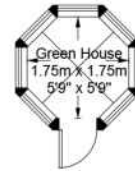




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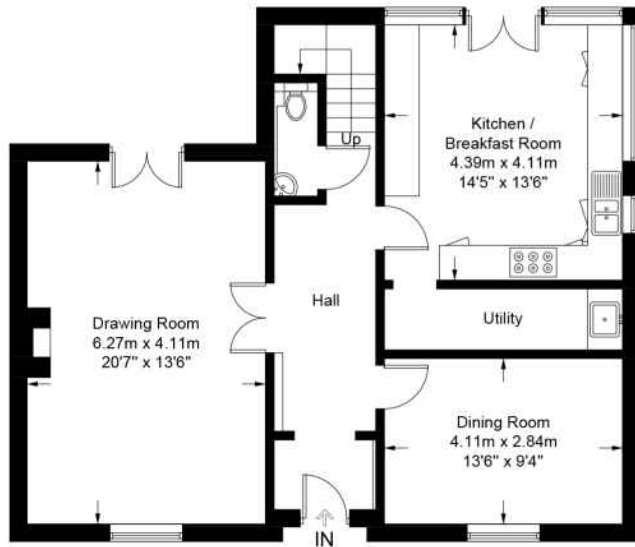


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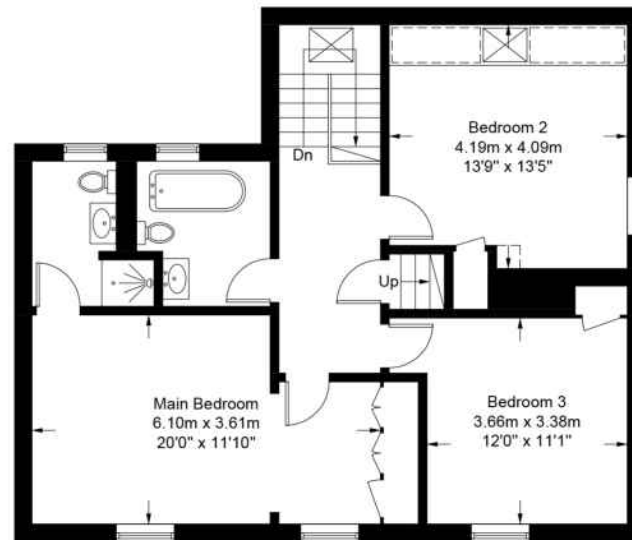


(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

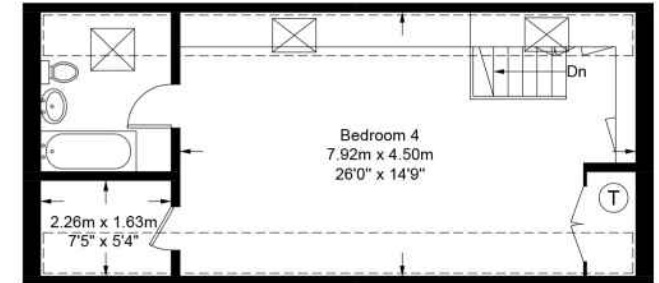


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor



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