



1 The Harrows, Tillington, Petworth, West Sussex, GU28 9AN

A well presented four bedroom family home overlooking surrounding countryside with views of The South Downs.



- ▶ **Semi-Detached House**
- ▶ **Four Bedrooms / Two Bathrooms**
- ▶ **Previously Extended**
- ▶ **Wraparound Garden**
- ▶ **Superb Open-Plan Living Area**
- ▶ **Views of The South Downs**
- ▶ **Sought After Location**
- ▶ **Private Driveway**
- ▶ **Beautifully Presented**
- ▶ **Spacious Accommodation Throughout**

Nestled in the picturesque village of Tillington, in the heart of the South Downs National Park, this beautifully refurbished four-bedroom semi-detached home offers a perfect blend of rural charm and modern comfort. Located a short stroll from the award-winning Horseguards Inn, village hall, recreation ground, and Petworth Park, this home enjoys stunning countryside views and easy access to local amenities, including tennis and cricket facilities.

The current owners have meticulously extended and refurbished the property, creating a stunning open-plan living/dining kitchen that overlooks a generous garden, boasting breath-taking views of the South Downs. The ground floor features a welcoming entrance hall, a cloakroom, and a spacious living room complete with a feature fireplace. Leading to the rear, the expansive open-plan living space offers clearly defined sitting and dining areas, complemented by a high-quality kitchen with stylish units. Patio doors open onto a patio, perfect for alfresco dining. Upstairs, the first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, with the potential to add a walk-in wardrobe. The remaining bedrooms share a family bathroom.

Additional features include oil-fired central heating, low-maintenance flooring throughout the ground floor, and double-glazed windows and doors. This is a perfect family home, surrounded by natural beauty yet within easy reach of local shops, restaurants, and services in nearby Petworth.





1 The Harrows, Tillington, Petworth

Approximate Area = 1288 sq ft / 119.6 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1336 sq ft / 124.1 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). © nichecom 2024. Produced for Henry Adams. REF: 1190794

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 and Amenities

The popular village of Tillington is located between the thriving towns of Midhurst and Petworth which reside on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, they are also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. Both towns have previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

