



**CHANTRIES**  
Independent Estate Agents

20 Toronto Road, Petworth  
A beautiful, five bedroom home with spacious accommodation arranged over three floors.

Guide Price £635,000

Overview

Entrance Hall

Cloakroom

4 reception rooms

Kitchen

5 bedrooms

3 bath/shower rooms

Garage and parking

Landscaped and enclosed  
gardens



## Description

A spacious and versatile family home located within a short walk of the centre of Petworth and all its amenities. The property is beautifully presented throughout with well planned accommodation over three floors.

The design of the property has been well thought through with a spacious hallway and landing area. Particular features include the large master bedroom suite, with dressing area and bathroom which has a hotel suite quality to it. The semi open-plan kitchen/dining area has access to the beautifully landscaped south facing rear garden.

Outside, the space has been designed with a courtyard feel to it and has ornamental lighting and a focal water feature. The walled boundaries offer complete privacy and seclusion. The design includes a second terraced area that will catch the evening sun. There is a driveway and garage to one side of the house and on the other side an additional landscaped garden area. To the rear there are lovely views across fields to the South Downs beyond.

## Situation

Petworth is a picturesque market town set in the Sussex countryside with a good range of shops, a bank and post office for every day needs. There are churches, a tennis club, bowling green, cricket and football pitches. Famous for Petworth House and its beautiful deer parks, the town boasts winding lanes, gastro pubs and tea rooms as well as well known restaurants such as The Leconfield and The Hungry Guest. The town is in the catchment area for the

Ofsted 'outstanding' Midhurst Rother College.

## Directions

From Midhurst, head towards Petworth along A272 as it becomes Tillington Road. At the end of the road, at the roundabout, take the second exit onto Station Road, and at the next roundabout, take the first exit on to Dawtrey Road. Take the second left into Littlecote and follow into Toronto Road.

## Mileages

Pulborough Station - 5.5 miles

Petworth market town square - 500 yards

A3 - 16.5 miles

All distances are approximate

## Postal address

20 Toronto Road, Petworth, West Sussex GU28 0QX

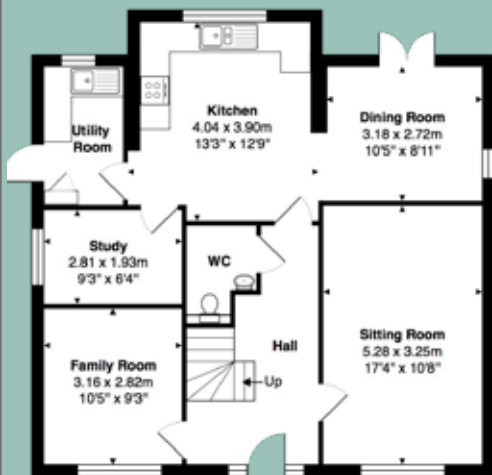
## Energy rating

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## Important Notice

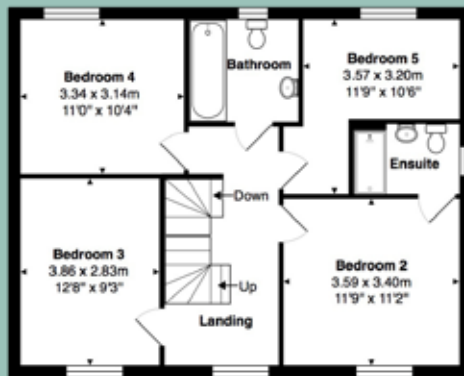
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Total Approx. Gross Internal Area 180.9 m<sup>2</sup> ... 1947 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. Not to scale.



Garage - not shown in true location/orientation

