



4 BIDDULPH MEWS

*Barrington  
& Company*



## 4 BIDDULPH MEWS, BURTON PARK, DUNCTON, NEAR PETWORTH, WEST SUSSEX, GU28 0PD.

*Situated within this unique rural haven, an attractive mews cottage with garage on the sought after private Burton Park Estate.*

Hall: sitting room/dining room: kitchen/breakfast room: master bedroom with ensuite bathroom: 2nd double bedroom: 2nd bathroom: gas fired central heating:  
small private garden area: Use of formal garden, extensive parkland & tennis courts: garage: ample parking:

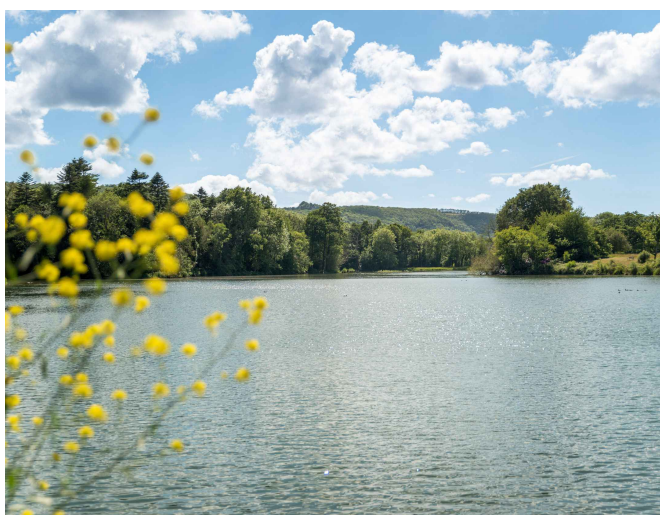
### DIRECTIONS:

From Petworth proceed south on the A285 and, after about 3 miles in Duncton, turn left through a pair of wrought iron gates, Continue along the drive, past the turning to Burton House, round the right hand bend beside the church and then turn right into the car park. Walk through the archway into Biddulph Mews and No. 3 will be found on the left.

### SITUATION:

The property is set in the 100 acre private country estate of Burton Park at the foot of the South Downs and within the National Park. It provides a unique rural haven for the purchaser seeking peace and tranquillity. Residents have the use of the parkland with its pastures, woodland and lake along with direct access to miles of footpaths and bridleways. This is a rare and protected environment well away from roads and traffic and bordered by conservation woodlands and Sites of Special Scientific Interest which attracts a wealth of wildlife. In addition residents have exclusive use of the beautifully restored Formal Garden and tennis courts. Nearby Petworth (3 Miles) is an attractive old market town and boasts a regular farmers market, first class deli, shops and services for everyday needs in addition to a wealth of antique shops. Chichester (10 miles south) provides excellent shopping and leisure facilities including the newly restored Festival Theatre. There is a varied selection of eateries in the area ranging from country pubs to fine restaurants. Sporting activities include golf and Polo at Cowdray Park, horse racing at Fontwell and also Goodwood along with all the other festivals and motoring events. Communications with London are surprisingly easy with mainline stations at Haslemere (13.5 miles, Waterloo 60 minutes) and Pulborough (6.5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive giving access to the major motorway systems and Heathrow and Southampton airports.





#### DESCRIPTION:

Biddulph Mews was originally the stable courtyard of the Burton Park Estate and was converted into 5 cottages in 1999. The Mansion itself was converted into prestigious apartments and these together with another mews courtyard share with Biddulph Mews the stunning formal gardens. The glazed double doors of this Grade II listed house open to a hall with 2 large cupboards and then the well fitted kitchen/breakfast room with beech worktops and integral appliances. The elegant drawing room has two large windows overlooking the courtyard and a fireplace with gas fire. On the half landing is a family bathroom and on the first floor is master bedroom with ensuite bathroom and also a 2nd double bedroom. In addition to the extensive communal grounds there is a small private garden area to the front of the house.

TENURE: Leasehold with share of Freehold

SINGLE GARAGE: in separate garage block.  
2 allocated parking spaces.

#### SERVICE CHARGES:

A. Petworth Management Company (Maintenance of parkland, driveway & communal water).

Charges for 2022 are £2,781.60

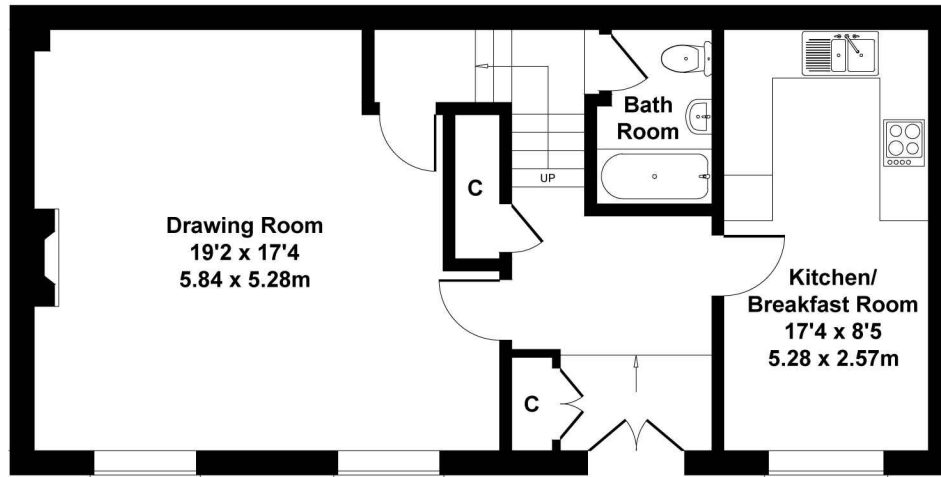
B. Burton House & Courtyards Company (Buildings Insurance, Outside Maintenance (which includes the roof, walls and windows) formal gardens).

The charges for 2022 are £5,703.82

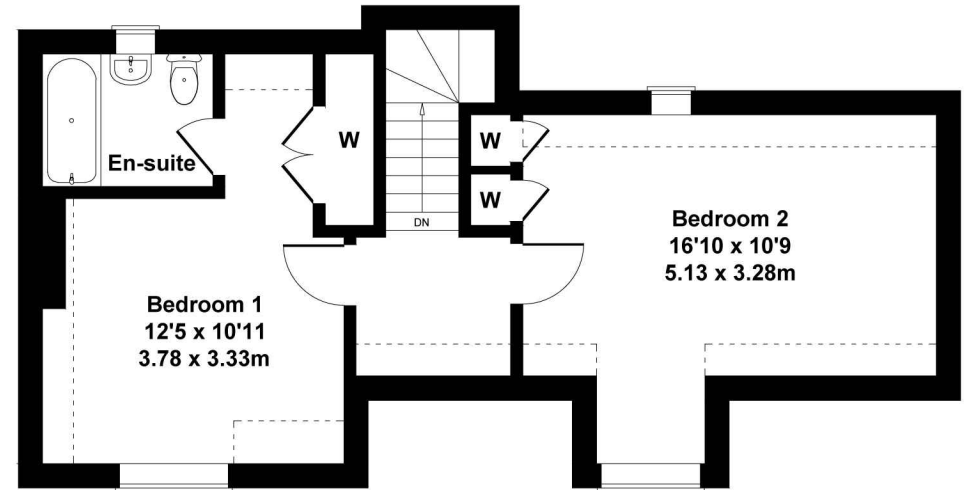
COUNCIL TAX: Band G.

## 4 Biddulph Mews

Approximate Gross Internal Area  
1146 sq ft - 106 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

**Barrington  
& Company**

**MARKET SQUARE HOUSE,  
PETWORTH,  
WEST SUSSEX, GU28 0AH.**

**T:** +44(0)1798 342242  
**E:** petworth@barringtonandco.com  
**W:** www.barringtonandco.com

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