



SPRINGFIELD HOUSE



RH & RW
CLUTTON

SPRINGFIELD HOUSE

North Street
Petworth
West Sussex GU28 0DF

Guide Price: £650,000 – Freehold

Entrance hall • Sitting room • Dining room
Breakfast room • Kitchen
4 bedrooms • Family bathroom
Large cellars

Good size tiered garden including terracing and lawns
Private parking for 2 plus cars
Stunning rural views over the Shimmings Valley

DESCRIPTION

A characterful Georgian style 4 bedroom Grade II listed property, circa 1840, although thought to have earlier origins, with lovely rural views over the Shimmings Valley and beyond. The property has been in the same family ownership for almost 40 years and is now ready for some updating and modernisation. The front door leads into the central hallway with the two main reception rooms either side. The sitting room has an attractive working fireplace and access to one side to the breakfast room at the rear, which has lovely views over the garden. An open arch leads in to the kitchen, again with lovely views over the garden and beyond. The dining room is off the main entrance hall and has a fireplace (currently not working) in one corner and a small hatch in to the kitchen. Also off the main hallway is a door to stairs leading down to a succession of cellars which are a good head height and have been tanked in the past.

Upstairs are 4 bedrooms (2 doubles) and a family bathroom.

Outside, the kitchen door gives access to the upper terrace which has steps down to the lawned area and further terracing below. All areas have super views over the





Shimmings Valley and beyond. Steps then lead down to the private parking area, currently arranged with parking for two cars and a space accommodating a large shed. The parking is approached over a private track behind the property, accessed off North Street.

LOCATION AND AMENITIES

Springfield House is located at the north/eastern edge of Petworth, located on North Street, opposite the wall of Petworth Park and has access to the Shimmings Valley close by. It is also within walking distance of the excellent range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown which can be accessed within a very short distance of the property. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals. Midhurst (6.8 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13.5 miles). The area provides a good choice of state and independent schools for both boys and girls. Pulborough mainline station (5.7 miles) provides a service to Gatwick, London Bridge and Victoria.



SERVICES

Mains gas, electricity and water are connected. Central heating is via a gas fired boiler with radiators.

COUNCIL TAX - Council Tax Band E £2,649.58 (2023/2024)

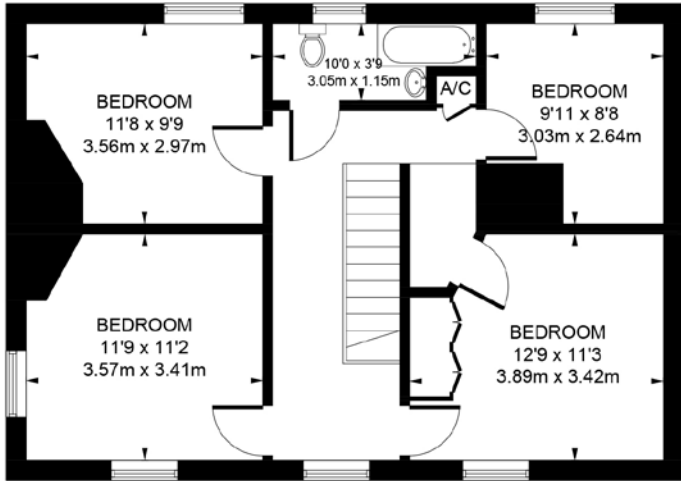
EPC – D (68)

DIRECTIONS

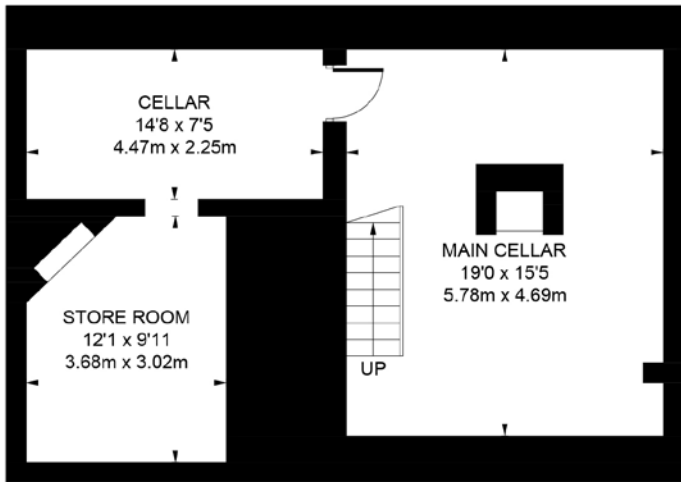
Please ask for directions

VIEWING

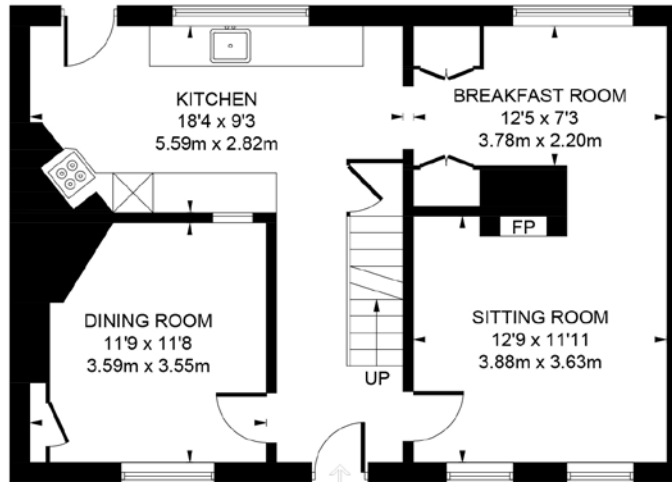
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FIRST FLOOR



BASEMENT



GROUND FLOOR

Springfield House

Approximate Gross Internal Area

House = 1350 sq ft / 125.4 sq m

Basement = 609 sq ft / 56.6 sq m

Total = 1959 sq ft / 182.0 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1047333)

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