

North House

PETWORTH • WEST SUSSEX



savills



North House

PETWORTH • WEST SUSSEX

Stylish Georgian Home in Historic Petworth

Mileages

Pulborough 6 miles (10km) • Haslemere 10 miles (16km) • A3 at Milford 14 miles (22km)
Chichester 15 miles (24km) • Guildford 21 miles (33km) • London 52 miles (83km)
(All mileages are approximate)

Grand reception hall • Inner hall • Drawing room • Dining room • Family room • Study
Kitchen / breakfast room • Cellar utility area • Grade II* Listed • Further cellar rooms
7 bedrooms • 4 bath/shower rooms
2 detached single garages • Single car-port
Heated outdoor swimming pool
Landscaped gardens

Amounting in all to about 0.5 acres (0.202 ha)

Savills Guildford
244-246 High Street
Guildford
Surrey GU1 3JF
cmoon@savills.com
01483 796820



Savills Petworth
Exchange House
Petworth, West Sussex
GU28 0BF
dclay@savills.com
01798 343111



Directions

From Guildford or London, take the A3 trunk route south to the Milford exit and here follow signs for the A283 in the direction of Petworth. Continue for about 13 miles to the roundabout at Petworth. Take the second exit to continue ahead in North Street towards the town centre and in about 0.2 mile the red brick façade of North House will be seen on the left hand side. A drive to the right of the house leads to the private forecourt.

Situation

Less than 200 yards from the town square, North House occupies an outstandingly convenient location in the attractive and historic town of Petworth. Now managed by the National Trust, and famous for its impressive 17th century house, deer park and art

collection; the beautiful Petworth Park estate contributes greatly to the vibrancy we find in the town today.

Situated in the heart of The South Downs National Park, Petworth has become far more than an art and antique centre although it is still well-known as such.

Today Petworth is home to a thriving community with an excellent range of shops and restaurants. More extensive shopping facilities can be found in the nearby towns of Pulborough and Haslemere or the Cathedral City of Chichester. For the commuter, access to the A3 can be gained at Milford while the railway stations at Pulborough and Haslemere provide rail services to both London Victoria and Waterloo respectively. Notable schools in the area include the prep schools of Westbourne House, The

Prebendal School in Chichester, and Great Ballard in Earham, while notable public schools locally are Seaford College, Cranleigh and Christ's Hospital.

Recreational opportunities are many and varied. There is golf at a number of clubs in the area including Petworth, Chiddingfold and Cowdray Park. There is polo at Midhurst, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood.

The world famous motor sport events at Goodwood include the Festival of Speed, the Revival Meeting as well as club and track days for those keen to drive themselves.

In addition the surrounding countryside provides ample opportunity for walking and riding.



Description

Dating from the 18th century in its present form with even earlier origins, North House is a substantial town house of considerable style. Listed Grade II*, the house displays an impressive red brick façade to the street with attractive modillion eaves, twelve paned Georgian sash windows and elegant pillared portico.

Internally the property retains its essential period characteristics and ambience, with spacious and elegant principal rooms, high corniced and moulded ceiling features, Adam fireplaces and original sash windows with shutters throughout.

Its spacious reception hall and principal rooms make North House eminently suitable to formal entertaining yet also perfect for more relaxed family living.

Occupying the earliest part of the house, the kitchen / breakfast room displays a wealth of exposed structural timber and natural flag stone floor which together with the cosy AGA will undoubtedly make this the family heart of this stylish home. Stairs from the kitchen lead down to two separate cellar areas one of which is currently arranged as a utility space.

Elegant stairs rise from the inner hall to a galleried first floor landing. The outstandingly spacious yet intimate master suite provides a vast bedroom with views of the garden and Shimmings Valley beyond. The suite includes a well fitted dressing room and luxuriously appointed bathroom while four further bedrooms and two more bathrooms complete this part of the first floor accommodation.

Two bedrooms and a shower room on the second floor would be ideally suited to staff accommodation.

A second staircase leads from the kitchen to a 7th bedroom and bathroom

The accommodation of North House is well laid out and is illustrated on the floor plans included in this brochure.

Gardens and Grounds

North House abuts the pavement on North Street with vehicular access being gained along a drive to the right of the house. This leads to a delightfully private landscaped garden and very spacious courtyard adjoining the garages and carport.



The gardens are entirely to the rear of the property and comprise a pretty formal parterre of gravel and clipped box from where attractively weathered brick paths lead between ball-clipped box bushes to a central water feature.

Well maintained lawns with shrub and flower borders slope gently away from the house to a majestic ancient yew tree and a raised circular paved barbecue area. The lawns continue down to the heated 10 x 5 m (approx.) swimming pool and paved surround. Weathered brick walls and shrub filled borders provide a high level of privacy and seclusion.

In all about 0.5 acres (0.202 ha).

Services

Mains water, electricity, gas and drainage.

Postal Address

North House, North Street, Petworth, West Sussex. GU28 0DD

Local Authority

Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex

Fixtures & Fittings

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing

Strictly by appointment with Savills.



Approximate Gross Internal Floor Area

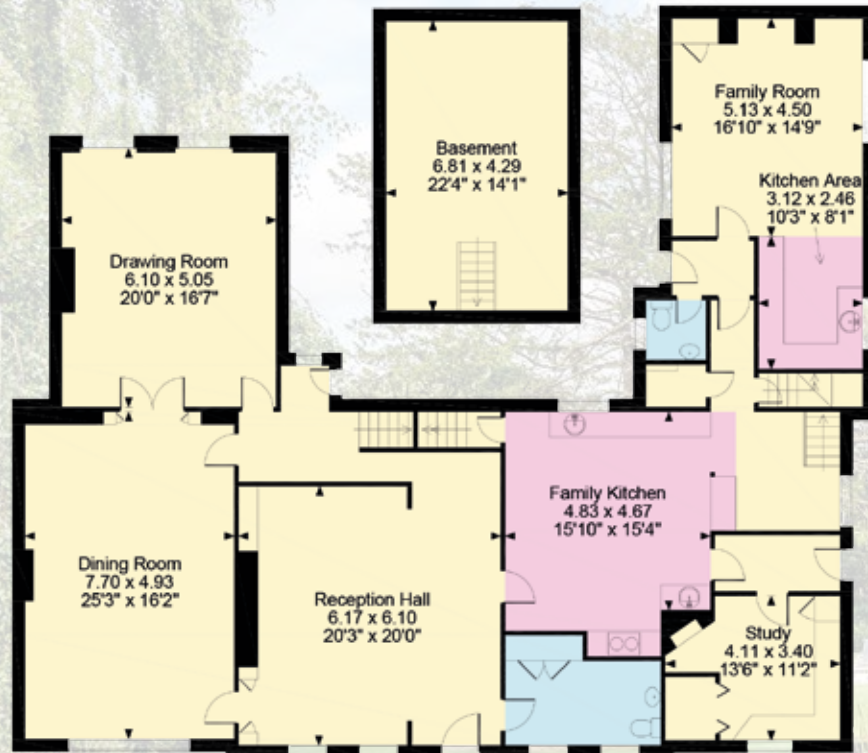
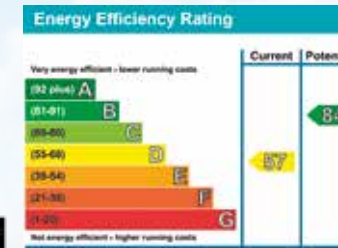
Main House: 594 sq m / 6,402 sq ft

Garages: 38 sq m / 411 sq ft

Total: 632 sq m / 6,813 sq ft

Quoted area excludes 'external carport'

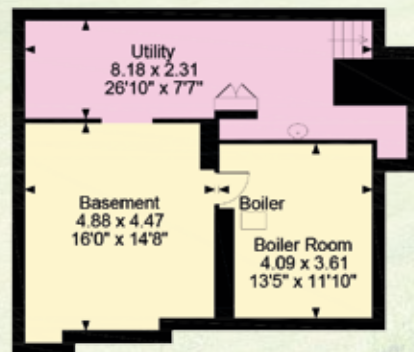
For identification only - Not to scale



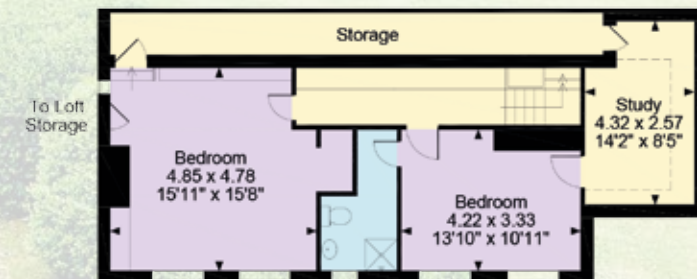
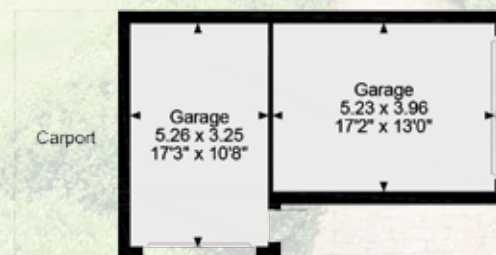
Ground Floor



First Floor



Lower Ground Floor



Second Floor



Important Notice

Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Ref: 716051. 17/06/19 AD

savills