



# Edwardian villa in Petworth

**1 Glebe Villas, Petworth**

Freehold





Period town house with original features • kitchen/ breakfast room with separate utility • sitting room • two double bedrooms • family bathroom • studio • summer house • far reaching views

### Description

Located within the town and with superb views to the rear, this Edwardian character property has been modernised to offer comfortable accommodation and generous external space. The ground floor has been extended to the rear to incorporate a utility room with WC and studio. All the ground floor rooms benefit from excellent light.

To the first floor are two double bedrooms and a fabulous, modernised bathroom incorporating a free-standing bath and separate shower cubicle. A paddle staircase leads to a second floor loft room with eaves storage and skylights offering extensive views to the east.

The east-facing garden incorporates a sun terrace and a pretty summer house and gently slopes away from the property. A true feature of the house are the far reaching views across the Shimmings valley.

### Situation

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with

other concerts and allied activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park.

### Mileages

Haslemere: 10 miles, Services to London Waterloo in 49 minutes, Chichester: 14 miles, Gatwick: 30 miles, London: 52 miles  
(All mileages are approximate.)

### Services

Mains water, electricity, gas and drainage.

### Local Authority

Chichester District Council - 01243 785 166

### Fixtures & Fittings

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







**1 Glebe Villas, Petworth, West Sussex, GU28 0DH**  
**Gross Internal Area (approx)** 125.2 sq m / 1347 sq ft  
**Summer House** 5.3 sq m / 57 sq ft  
**Total** 130.5 sq m / 1404 sq ft



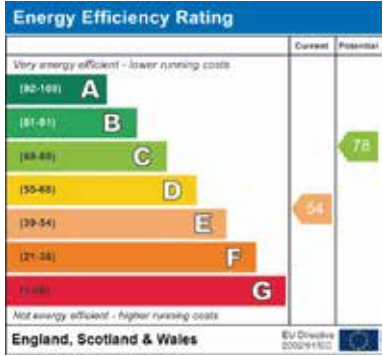
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