Village house with spectacular views

Glebelands, Duncton

Freehold

Kitchen/breakfast room • Sitting/dining room • Family room • Morning room • Study • Conservatory • 4 bedrooms • 2 bath/shower rooms • Gardens approaching 0.5 acre • Far reaching views • Garaging

Description
Glebelands is a versatile property providing spacious and flexible accommodation. The house is situated in a glorious elevated position within the village and set in approximately 0.5 acre of beautiful mature gardens benefitting from spectacular views across to Burton Park and the South Downs. Downstairs accommodation comprises entrance hall leading to family room with wood burning stove and east facing morning room with doors on to the gardens, a sitting/dining room measuring over 22 ft, study and conservatory. The kitchen/breakfast room has a range of fitted units and built in appliances, central island with induction hob and space for informal dining. To the first floor are four bedrooms and two bath/shower rooms.

Outside, the gardens are flawless including areas of lawn, flowering borders, an ornamental water feature and pond. There is a double garage with two storage areas, summer house and a shed.

Situation
Duncton is a village in the lee of the Downs approximately 3 miles south of Petworth. There are two parish churches in the villages, The Cricketers public house, a primary school and Seaford College.

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by rolling countryside. 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 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.

Rail services are available from Haslemere station to London Waterloo and from Pulborough station to Gatwick and London Victoria.

Services
Mains water and electricity, private drainage.

Local Authority
Chichester District Council – 01243 785 166

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

Viewing
Strictly by appointment with Savills.

Glebelands, Duncton, West Sussex, GU28 0JZ
Approximate Area 192.3 sq m / 2070 sq ft (Excluding Shed)
Garages 34.3 sq m / 369 sq ft
Summer House 8.2 sq m / 88 sq ft
Total 234.8 sq m / 2527 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)

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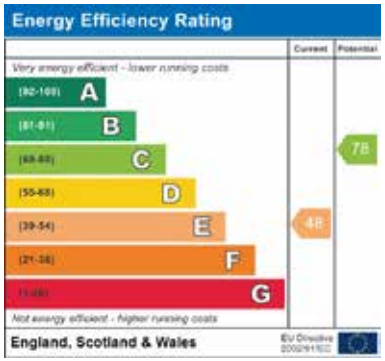

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