



Superbly presented home in downland village

Denham, Graffham, Petworth, West Sussex, GU28 0QF

Freehold



Sitting room • Kitchen/dining room • Snug • Utility
 • 4 bedrooms • 4 bathrooms • Guest barn / home office
 • Gardens • Parking and driveway

Description

Denham is a delightful family home that has been thoughtfully and comprehensively refurbished by the current owners. Approached via a gravel drive, the front door opens on to a very well-proportioned entrance hall with flagstone flooring, stone fireplace surround and log burner. The sitting room is double aspect, with doors leading to the garden at the rear, sash windows to the front and an open fireplace. Leading off the hall, the kitchen / dining room is extremely well equipped, with bespoke timber units, electric Aga and doors onto the rear garden. Adjacent to the kitchen is a useful utility room which also has access to the rear. A cosy snug completes the ground floor accommodation, with a feature fireplace and views to the front. First Floor accommodation comprises 4 bedrooms, two with en-suites, and a family bathroom.

In addition to the above accommodation, a well-appointed timber framed barn in the rear garden contains a kitchen, bedroom and bathroom and could easily be used as a home office or guest suite.

Externally, the grounds are beautifully maintained and consist of a gravel driveway to the front, and an expanse of lawned area to the rear. A recently laid patio area lies to the rear of the house and there is further parking at the far end of the garden. The rear gardens enjoy pretty views over woodland and also enjoy access directly onto a network of footpaths.

Location

Situated in the midst of the South Downs National Park with the protection that it implies, the property is located less than a mile away from Graffham village centre where there is a church, two pubs, a local school and nursery and a well-regarded village shop with café. Approximately four miles away at Petworth, there is a further selection of local shops, restaurants, pubs and antique shops.

At Pulborough there are two major supermarkets and a main line station providing a regular service to Gatwick Airport and London Victoria. Mainline rail services to London Waterloo also run regularly from Haslemere station, approximately fourteen miles to the north. The major centres of Arundel and Chichester, with its renowned Festival Theatre, lie to the south and offer between them a full range of shopping, leisure and cultural amenities.





Road communications are good with the main A285 and A283 trunk routes providing the north-south link for London, the M25 and the coast. There is a choice of good schools within reach including Seaford College, Dorset House, Great Ballards, Slindon College and St Philips, Arundel among others. Recreational opportunities include golf at a number of clubs including Cowdray Park near Midhurst and Goodwood Golf Club; polo at Cowdray Park, racing and flying at Goodwood which also offers a luxury health club within Goodwood Hotel, gliding at Storrington and sailing at Chichester.

Tenure
Freehold

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

Viewing
Strictly by appointment with Savills.



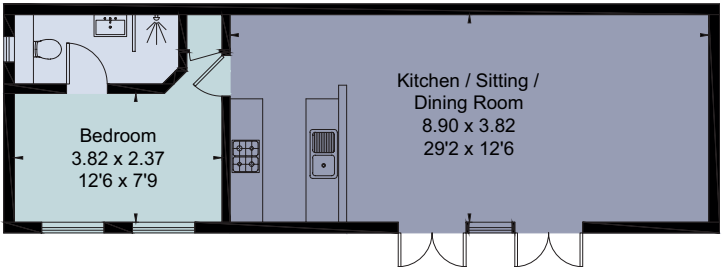
Denham, Graffham, Petworth, West Sussex, GU28 0QF
Approximate Area 202.3 sq m / 2177 sq ft
The Barn 49 sq m / 527 sq ft
Total 251.3 sq m / 2704 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



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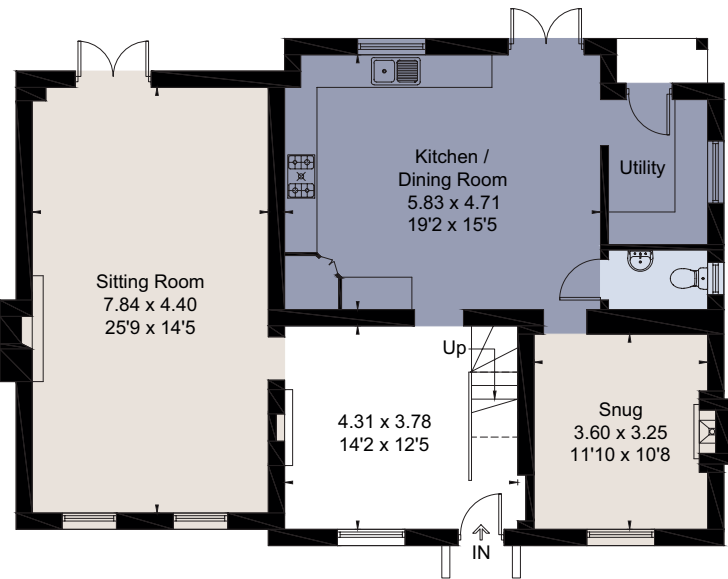
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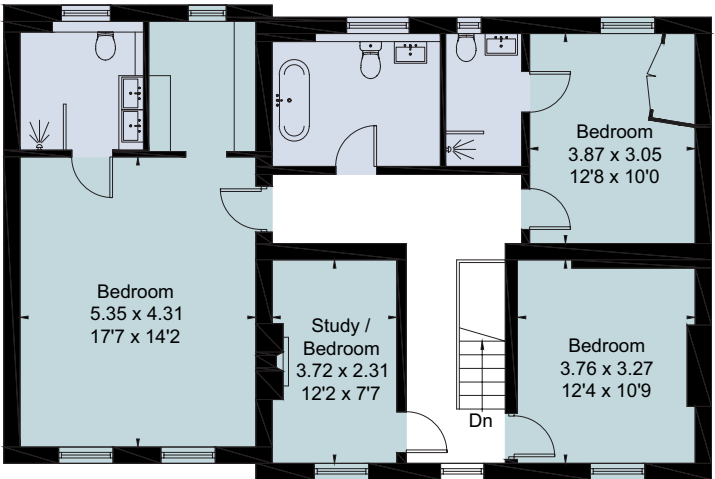


The Barn
(Not Shown In Actual Location / Orientation)

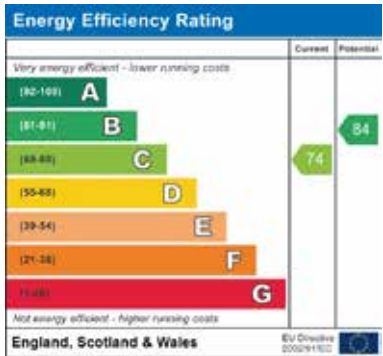
= Reduced head height below 1.5m



Ground Floor



First Floor



For identification only. Not to scale. © 210506SR

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