



Delightful mews house in parkland splendour

6 Biddulph Mews, Burton Park, Duncton, Petworth, West Sussex, GU28 0PD

Freehold



Kitchen/breakfast room • Dining room • Sitting room
 • Study • Utility room • Downstairs cloakroom
 • Three bedrooms • Two shower rooms • Courtyard garden • Set within approximately 140 acres of gardens and grounds • Use of tennis court and boating lake
 • Two parking spaces • Garage available by separate negotiation

Description

6 Biddulph Mews is a lovely rural retreat set in a parkland setting. It is the ideal place to work from home, boasting a spacious downstairs living space and a high speed Fibre Optic Broadband connection.

The former coachhouse is positioned in a peaceful secluded setting within the grounds of the prestigious Burton Park and has full private access to its 149 acres with its wonderful walks, lakes and sporting pastimes. Positioned in a beautiful courtyard adjacent to the main house, the home offers exquisite views of the parkland and South Downs beyond.

A bright entrance hall leads to a sitting room with exposed brick walls, characterful timber beams, tiled floors and a central fireplace. This room leads into an atmospheric atrium, a versatile space filled with natural light and currently presented as a dining and sitting area. The kitchen/breakfast room is an excellent size measuring over 26ft and has a partly vaulted ceiling. It is well equipped with a range of fitted units, integrated appliances including large fridge and freezer, double oven and hob. There is a utility room off the kitchen with a large

store room adjacent. The downstairs accommodation is completed by a study/ office, with period features and a downstairs cloakroom. The downstairs offers versatile space, perfect for those whose home has now become their workplace.

To the first floor are three bedrooms all with built in storage and excellent views. There are two shower rooms.

6 Biddulph Mews would be well suited as either a main residence, a second home escape from London/pied a terre providing the ideal country retreat in the heart of the stunning West Sussex countryside.

Situation

Burton Park has a beautiful approach through iron gates and a winding driveway leading to the expansive grounds. The magnificent mansion, Burton House, stands regally within the lee of the Downs.

The mansion was built by John Biddulph in 1828 and is Grade I listed. The Courtaulds were largely responsible for remodelling the grounds with the gardens including terraces, rose beds and the Jekyll-Lutyens style pergola continuing to form an important feature of the Park.





Within the grounds is a beautiful 11th century church.

There is a village shop and two excellent village pubs in the village of Duncton and the nearby market town of Petworth is around 4 miles away and offers an extensive range of amenities including a local supermarket, doctors surgery, pharmacy, two pubs and a diverse range of shops. Of particular note is the Hungry Guest food group comprising an artisan delicatessen, butchers and café.

Midhurst and Chichester offer a broad range of leisure, shopping and cultural activities including the renowned Chichester Festival Theatre. There is an excellent selection of outdoor pursuits available with a network of bridleways and footpaths offering numerous opportunities to explore the South Downs National Park and access to the South Downs Way can be accessed on foot from the village of Duncton.

There is an abundance of activities available locally due to the proximity of the Goodwood and Cowdray Estates. Goodwood hosts the Festival of Speed, racing at Glorious Goodwood and the Revival Meeting, and Cowdray is famous for its polo events and its award winning farm shop and cafe. There are also several local golf courses, fishing and sailing at Chichester Harbour.

Services

Mains water, electricity and drainage. LPG for heating. Fibre-Optic Broadband

Tenure

Freehold

Viewing

Strictly by appointment with Savills.

Important Notice

Photographs taken March 2019



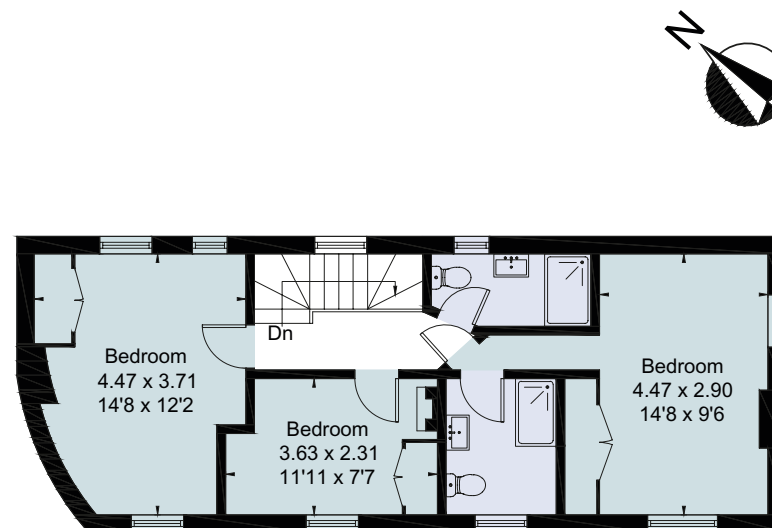
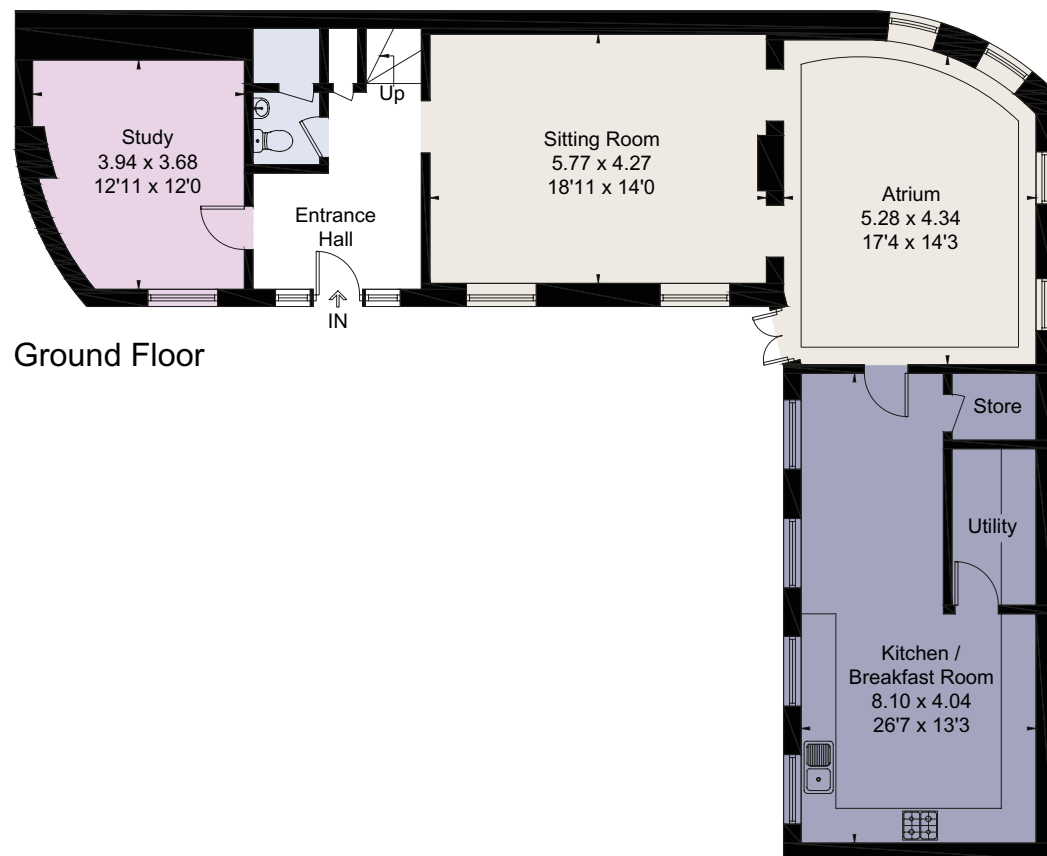
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Approximate Floor Area 162 sq m / 1743 sq ft



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