



Stylish town house in the heart of Petworth

Kitts Willow, Petworth

Freehold



Kitchen • Sitting room • Dining room • Cellar
• Four double bedrooms (one en suite) • Shower room
• Walled garden • Terrace • Home office • Workshop

Description

Kitts Willow is a deceptively large Grade II listed character town house occupying a superb location in the heart of Petworth.

The property has been extensively refurbished throughout whilst retaining and preserving many of its original features.

The contemporary kitchen includes a range of fitted cupboards, a four oven AGA, flagstone flooring and space for informal dining. There is an adjoining utility room to the rear and a cloakroom.

The sitting room has characterful beams, original flooring and a brick built fireplace with a log burning stove. There is an additional reception room currently presented as a dining room with access to the cellar.

To the first floor, the principal bedroom with feature fireplace has an impressive en suite bathroom with freestanding bath and ample storage. There are two further double bedrooms, a dressing room and a family shower room.

On the second floor is an additional double bedroom with lounge area.

Outside, the walled garden is deceptively large with steps leading to a paved terrace and on to an area of lawn with several seating areas and flowering borders. Mature trees frame the garden and offer a private and tranquil space.

Of particular note is a timber framed home office with tiled roof, a log burning stove and an adjoining workshop.

The house has the benefit of secure gated access to the side of the property leading to the garden.

Situation

Petworth is a picturesque and traditional market town offering an extensive range of amenities including a local supermarket, doctors surgery, pharmacy, two public houses and The E Street Bar & Grill restaurant. The Hungry Guest food group within the town comprises an artisan delicatessen, butchers and a fishmonger. There are a diverse range of shops including antiques, arts and interiors.

Adjoining the town is Petworth House and Park, owned by the National Trust, offering 700 acres of beautiful grounds to enjoy. Further recreational opportunities in the area include golf at a number of clubs in the area, racing and flying at Goodwood and Polo at Cowdray Park. In addition, the surrounding countryside offers a wealth of lovely routes for walking, riding or cycling.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.





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Approximate Area 191.5 sq m / 2061 sq ft

Cellar 10.3 sq m / 111 sq ft

Outbuilding 28.7 sq m / 309 sq ft

Total 230.5 sq m / 2481 sq ft

Including Limited Use Area (13.6 sq m / 146 sq ft)



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savills.co.uk

Alice Denny

Savills Petworth

01798 343 111

petworth@savills.com



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