



# Exquisite Grade II listed village house

Sussex Oak, Northchapel, Petworth, GU28 9HP

Freehold



4 bedrooms • 2 bathrooms • Kitchen • Living room  
• Dining room • Family room • Conservatory / utility room  
• Double garage with studio / office above • Delightful  
gardens • Central village location

### Description

Sussex Oak has the appearance of a quintessential “chocolate box” cottage, with all the character features one would expect of a property of this age, including inglenook fireplaces and ancient timbers. It has all of the comforts of a contemporary family home, however, having been comprehensively and lovingly refurbished by the current owners.

The property has a delightful front garden with path approaching the front door, along with a driveway to the side. Internally, the rear door leads to a stone floored hallway which in turn leads on to the dining room with inglenook fireplace and log burner. The kitchen has recently been installed and boasts bespoke solid wood joinery and an impressive vaulted ceiling. Reception rooms include a living room with inglenook fireplace and a family room which opens out onto a conservatory / utility room. First floor accommodation is well laid out and comprises four bedrooms and two bathrooms.

Externally, the west facing gardens are surprisingly spacious and include a delightful patio area with an expanse of lawn, backing onto woodland. There is a very useful outbuilding which consists of a double garage

with studio room / office

above. In addition to the garage there is ample parking on the driveway.

### Location

Northchapel is a thriving community with a church, pub, village shop and Post Office for daily needs whilst a wider range of shopping may be found at Petworth, Haslemere or Guildford. There is a good selection of schools in the area, including the local primary school, Midhurst Rother College and a good selection of independent preparatory and senior schools.

Recreational opportunities include golf at Chiddingfold and Cowdray near Midhurst, country sports at a number of local venues and sport and leisure centres at Godalming and Haslemere. There is also polo at Cowdray Park, racing at Goodwood and sailing at Chichester Harbour.

### Tenure

Freehold

### Viewing

Strictly by appointment with Savills.





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**Approximate Area** 201.9 sq m / 2173 sq ft

**Outbuilding** 36.5 sq m / 393 sq ft

**Garage** 31.2 sq m / 336 sq ft

**Total** 269.6 sq m / 2902 sq ft

**Including Limited Use Area** (17.3 sq m / 186 sq ft)

**Kristin Gjetnes**

Savills Petworth

**01798 343 111**

petworth@savills.com

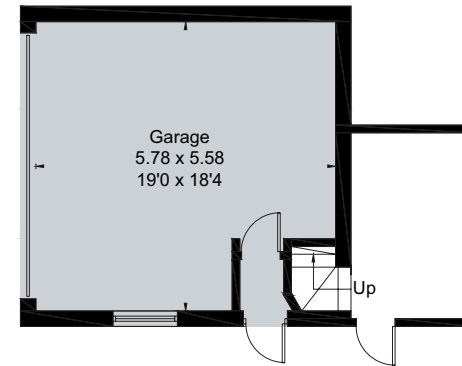


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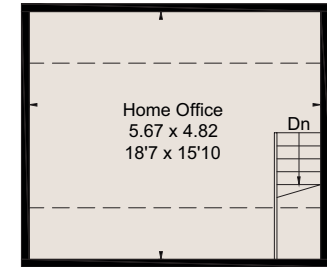


Ground Floor

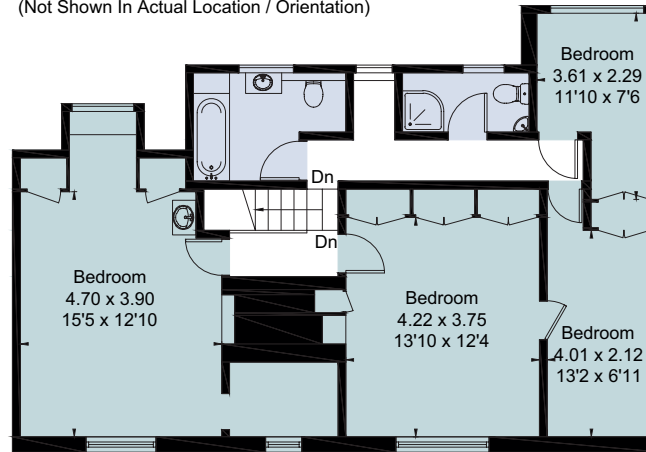
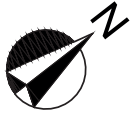


Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor



First Floor

For identification only. Not to scale. © 210128KG

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