



# Contemporary family home in a secluded setting

Hillgrove House, Lower Street, Fittleworth, West Sussex, RH20 1EH

Freehold

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5 bedrooms • 4 bathrooms • Sitting room • Dining room  
• Kitchen/breakfast room • Utility room • Garage  
• Studio/workshop • Driveway with parking • Gardens

### Description

Hillgrove House is a charming family home approached via a private road not far from the centre of the popular village of Fittleworth. The house enjoys an elevated position and is surrounded by woodland, with easy access to the adjacent Fittleworth Common.

The ground floor accommodation comprises a spacious hallway leading on to the dining room, which has delightful views over the gardens. The sitting room has an open fire with stone surround and French doors on to the garden. The kitchen/breakfast room has a range of solid wood units and a dining area, and leads on to a useful utility / boot room. There is also an additional bedroom suite on the ground floor which could also be used as a study or snug if required.

To the first floor is a spacious master bedroom with fitted wardrobes and en-suite bathroom and a further three bedrooms and two bathrooms.

Externally, the landscaped grounds provided a mixture of terraced areas and wooded shade, with mature planting and beds. In addition to the driveway parking there is a garage and studio/workshop.

### Location

Fittleworth is a favoured village within the protected South Downs National Park. Hillgrove House is set within the popular village with The Swan Inn

public house, an excellent community run village shop with café and Post Office services, Fittleworth Village School and St Mary's Church.

Nearby Petworth is around three miles away and provides an excellent range of independent shops including the Hungry Guest group including a bakery, delicatessen and butchers.

For more extensive shopping facilities, Pulborough is a well-served town approximately three miles away and provides two supermarkets, a range of local shops as well as medical, dental and veterinary services and a library. Pulborough has a mainline station with journey times to London Victoria from 72 minutes.

As well as the primary school in the village, there is a wide selection of well-regarded schools in the area, both state and private, including Seaford College, Midhurst Rother College, Dunton C of E Junior School, Graffham C of E Primary School, Dorset House School, Great Ballard School and Windlesham House School.

**Tenure:** Freehold

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

**Viewing:** Strictly by appointment with Savills.







**Hillgrove House, Lower Street, Fittleworth, West Sussex, RH20 1EH**

**Approximate Area** 291.7 sq m / 3140 sq ft

**Garage** 15.7 sq m / 169 sq ft

**Studio / Workshop** 21.5 sq m / 231 sq ft

**Total** 328.9 sq m / 3540 sq ft

**Including Limited Use Area** (8.6 sq m / 92 sq ft)



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**Kristin Gjetnes**

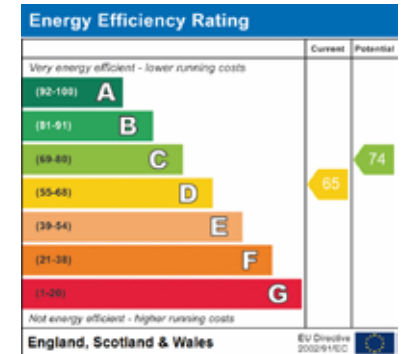
Savills Petworth

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