



A modern home with stunning far reaching views

Paddock House, Haslingbourne Lane, Petworth, GU28 0JJ

Freehold





Reception hall • Drawing room • Dining room Kitchen/
Breakfast room • Utility • Study/Snug/Bedroom four
• Cloakroom • Three first floor bedrooms • En suite
shower room • Family bathroom • One acre grounds
comprising formal gardens and paddock • Outbuildings
including garage, stables, summerhouse/home office
• Glorious far reaching downland views

Description

Paddock House is a wonderful contemporary home located in an elevated position enjoying a stunning and far reaching rural outlook to the South Downs.

The ground floor accommodation comprises a generous hallway leading to an impressive double aspect kitchen/breakfast room with ample space to informally dine and fitted with an electric Aga, dual stack dishwasher and integral Aga fridge/freezer. A separate and useful utility room has space for further appliances. The drawing room facing west has large patio doors affording natural light and taking advantage of the fine views across the landscape towards Petworth and beyond. A good size dining room and versatile study/snug would also adapt as a bedroom four completes the ground floor accommodation.

Upstairs a spacious and light landing leads to the twin aspect principal bedroom – a large bedroom with the benefit of the fabulous views and the convenience of a luxury en suite shower room. Two further bedrooms are served by a family bathroom.

Externally, the property is approached over a private driveway with parking for several vehicles with a large garage. There are paved terraces to the front and rear providing ample space for al fresco entertaining. The grounds are a particular feature with wide lawns, well stocked flower beds and established hedging providing privacy without compromising on the stunning vistas. A gently rising paddock bounded by post and rail fencing complements the garden. There is a timber stable comprising two boxes and a well positioned summerhouse/home office. In all the grounds extend to approximately one acre.





Situation

Paddock House is located within the South Downs National Park and set amidst a rolling landscape of the Southdown's, situated in a small hamlet of just five properties. It enjoys access to both Petworth Town and Byworth with renowned village public house, The Black Horse, just one mile away.

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with other concerts and allied activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park.

Services

Mains electricity, gas, water.
Private drainage

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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Approximate Floor Area 196.0 sq m / 2110 sq ft

Garage 73.0 sq m / 786 sq ft

Total 269.0 sq m / 2896 sq ft



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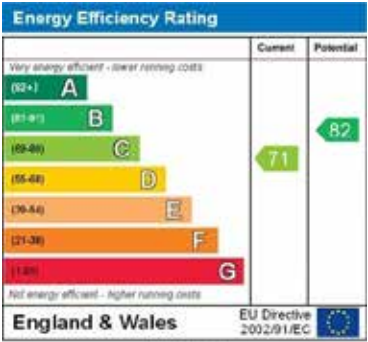
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