



1 BURTON HOUSE

Burton Park, Duncton, Petworth, West Sussex, GU28 0QU

Carter Jonas

1 BURTON HOUSE, BURTON PARK, DUNCTON, PETWORTH, WEST SUSSEX, GU28 0QU

- Elegant drawing room • Dining room • Kitchen / breakfast room • Library • 3 bedrooms • 3 bathrooms
- Sitting room • Garden room • Laundry room
- Reception hall • Private garden terraces • Formal gardens and 140 acres of parkland grounds • Tennis court, boating lake and church • Garage, private parking and visitors parking • Views to the South Downs • EPC rating E

DESCRIPTION

This stunning apartment occupies a significant portion of the ground floor of the building and offers an unrivalled feeling of elegance and a grandeur. The apartment itself is delightfully presented, and the interior has been immaculately designed and maintained. An impressive communal hallway affords access to the apartment and a further private hallway which immediately provides a fabulous view through the library towards the formal gardens to the rear.

Double doors lead onto the drawing room with unusually high ceilings, feature fireplace, elaborate ceiling plasterwork and double height sash windows. Stairs from here lead down to the kitchen / breakfast room, which is a exceptional room with a range of bespoke solid wood cabinetry, granite worktops, range cooker, and a substantial island unit. Adjoining the kitchen is an elegant dining room with excellent proportions and many period features.

Further lower ground floor accommodation provides two bedrooms, one en-suite, further bathroom, laundry room. A good sized study which could double as a further sitting room and a garden room all of which wrap around the charming private garden courtyard.

A FABULOUS SPLIT-LEVEL APARTMENT OF OVER 4,000 SQUARE FEET WITHIN A GRADE I LISTED MANSION WITH PRIVATE GARDEN TERRACES AND ACCESS TO 140 ACRES OF PARKLAND, INCLUDING TENNIS COURTS, BOATING LAKE AND CHURCH.



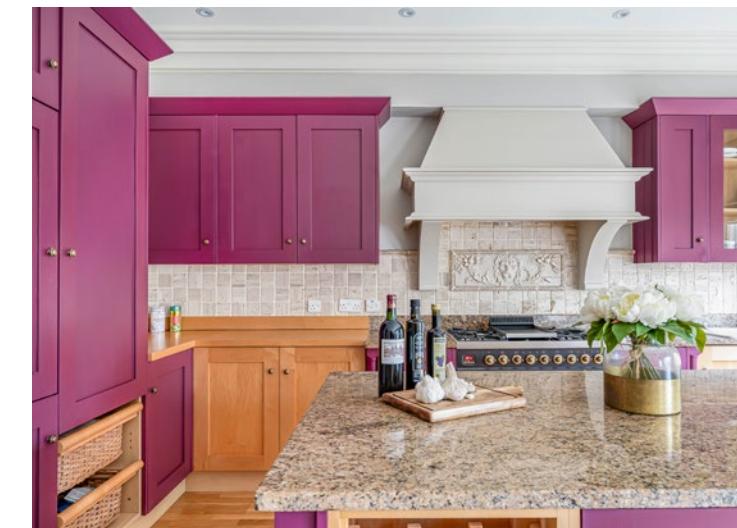
Stairs lead up to the principal bedroom with a stunning en-suite bathroom comprising of roll top bath and large separate walk in shower unit. The bedroom has a dressing area both of which have fitted wardrobes. From the bedroom windows there is a wonderful view to the rear of formal gardens.

OUTSIDE

Externally, the apartment has access to its own private garden terrace - a beautiful paved area with ample space for al fresco entertaining and potted plants. Beyond this area are the glorious formal gardens with an array of lawned areas and topiary. The remainder of the grounds include a walled garden, ornamental ponds, orchard, woodland, boating lake and 140 acres of parkland. In addition to these areas residents have the benefit of two hard tennis courts, a historic church. The property has a garage and two private parking areas directly outside of the main house together with separate visitor parking.

LOCATION

Duncton is a well served village with a primary school, The Cricketers public house and a farm shop within half a mile. Duncton is a superb rural location at the foot of the South Downs, within the South Downs National Park with easy access to an extensive network of local footpaths and bridleways. The historic town of Petworth is about 3 miles to the north with an excellent range of shops for everyday needs. Pulborough mainline station (about 7.5 miles), provides a service to London Victoria, London Bridge, Gatwick and the south coast.



ADDITIONAL INFORMATION

Tenure: Leasehold

Services: Mains electricity and water. Private drainage.

Local Authority: Chichester District Council

Council Tax: Band H

Service Charge: Burton House and Courtyard

(£15,113.86p.a.)

Maintenance: Petworth Management Company (PMC) manage the grounds, the charge for this is £6,903.73 pa which includes water and sewerage.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment with Carter Jonas.

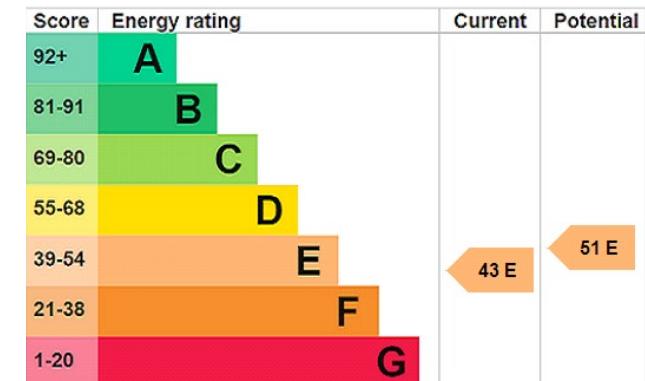
01962 842742



Approximate Floor Area = 393 sq m / 4229 sq ft



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