



2 SHEEPDOWN CLOSE

**Barrington
& Company**

2 SHEEPDOWN CLOSE, PETWORTH, WEST SUSSEX, GU28 0BP.

A detached house, quietly situated and enjoying far reaching rural views, within easy access of the town centre.

Hall, Study, Conservatory, Kitchen, Sitting Room With Dining Area, Master Bedroom With En Suite Shower Room, Second Bedroom, Bathroom, Gas Fired Central Heating, Sheltered Rear Garden, Garage & Ample Driveway Parking.

DIRECTIONS:

Leave the town centre on Angel Street (A283 Fittleworth/Pulborough Road) and take the first turning right into Sheepdown Drive. Continue along this road passing Orchard Close and then take next turning right into Sheepdown Close. The property will be found at the far end of the close on the left hand side.

SITUATION:

The property is situated at the end of a popular no-through road on the eastern fringe of the town yet still within walking distance of the shops. It commands distant rural views over the Shimmings Valley, an Area of Outstanding Natural Beauty, and also to the Downs. Situated within the South Downs National Park, Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market and shops catering for everyday needs in addition to some excellent eateries and of course a wealth of antique shops. Sporting activities include golf at Cowdray Park West Sussex, polo at Cowdray Park and horse racing at Goodwood and Fontwell. Communications with London are surprisingly easy with mainline stations at Haslemere (8 miles, Waterloo 60mins.) and Pulborough (5 miles, Victoria 70mins.) The A3 (M) is within a 14 mile drive.

DESCRIPTION:

This unusual split level property which probably dates from the early 1960's is of brick construction under a tiled and part flat roof. Accommodation is on three levels linked by two short staircases.





An oak front door leads to the hall and then to the study which in turn opens to the conservatory. There is also a bathroom on this level. Stairs lead to the lower ground floor and the two bedrooms. The spacious master bedroom feels like an extension of the sheltered garden with sliding doors out to an east facing terrace where one can enjoy the best of the morning sun. There are plenty of fitted cupboards and an ensuite shower room. From the ground floor stairs rise to the first floor open plan living area with a fitted kitchen opening to a dining area which in turn opens to the double aspect sitting room. From the dining area sliding doors open to the wrap around balcony which takes full advantage of the far reaching views across farmland, Shimmings Valley and South Downs beyond. The balcony continues round to the southern elevation of the property with steps down to the garden. The double aspect sitting room has an open fireplace fitted with a gas fire (currently disconnected).

OUTSIDE:

Being the last property in this quiet close, No 2 has the added advantage of a large expanse of grass to the front with a driveway giving access to the garage. A side gate leads to the secluded rear garden which is bordered by mature trees and fencing well screened by greenery. There is a raised area of lawn with beds of herbaceous plants and a fish pond. A gate leads from the garden to an adjacent public footpath.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating by radiators

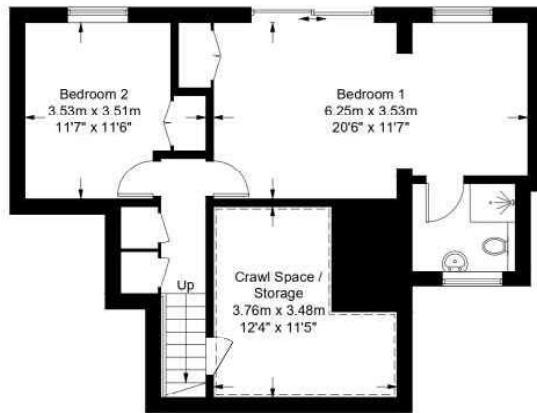
COUNCIL TAX BAND: F.





Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft
(Including Garage)

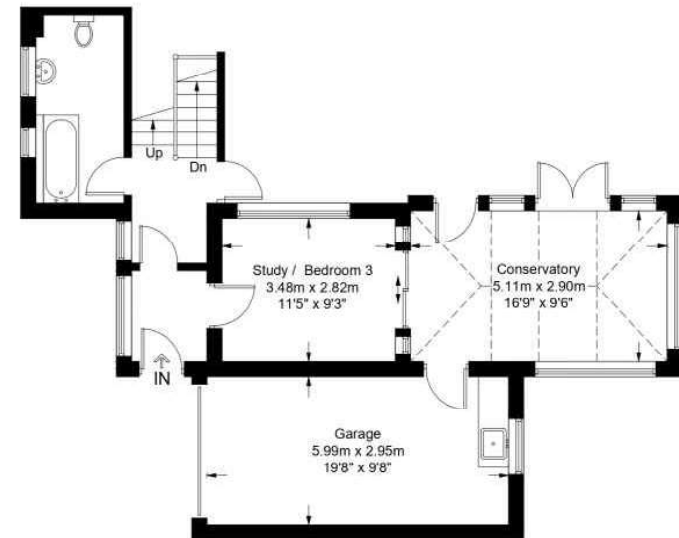
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR



GROUND FLOOR



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