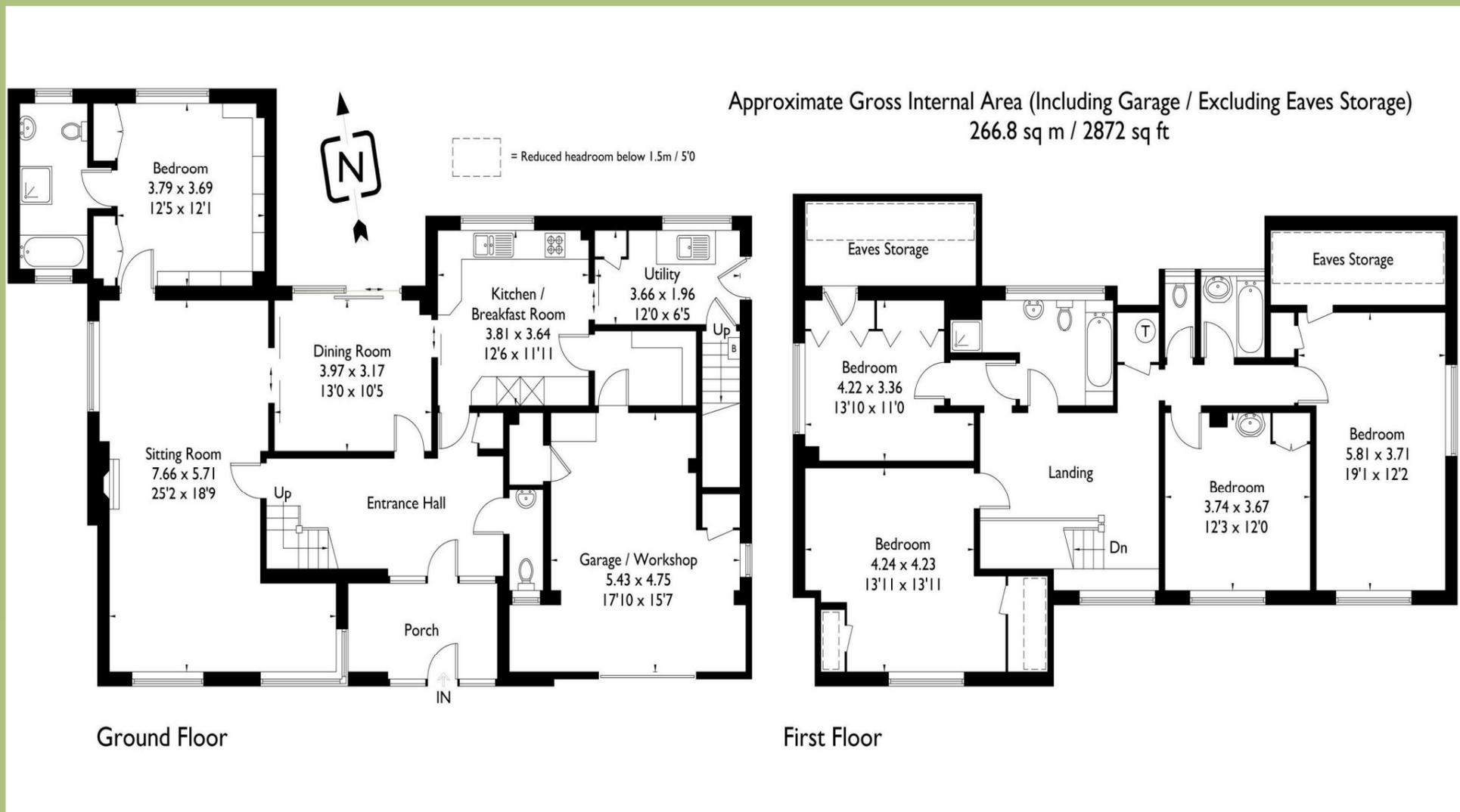




**FIELDINGS**



VIEWING AND FURTHER DETAILS FROM THE  
SOLE AGENTS



**MARKET SQUARE HOUSE**  
**PETWORTH, WEST SUSSEX GU28 0AH**  
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Barrington & Company would like to inform all prospective purchasers that these particulars have been prepared in good faith and that all descriptions, photographs, floor plans and land plans are given for guidance purposes only. Any measurements or distances are a guide and should not be relied upon. We have not surveyed the property or tested any of the appliances or services. These particulars do not form part of any contract in relation to the sale.

## FIELDINGS, SHEEPDOWN DRIVE, PETWORTH, WEST SUSSEX, GU28 0BW.

A PROMINENT AND SPACIOUS DETACHED HOUSE IN NEED OF UPDATING AND OFFERING HUGE POTENTIAL, WITH THIRD OF AN ACRE GARDEN AND QUIETLY SITUATED A SHORT WALK FROM THE TOWN CENTRE.

**PRICE GUIDE £795,000 FREEHOLD**

**ENTRANCE LOBBY: HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: GROUND FLOOR BEDROOM SUITE: KITCHEN: UTILITY ROOM: FOUR FURTHER DOUBLE BEDROOMS: TWO FURTHER BATHROOMS: GAS FIRED CENTRAL HEATING: GARAGE: AMPLE PARKING: FRONT GARDEN AND REAR GARDENS WITH DISTANT RURAL VIEWS.**

### DIRECTIONS:

Leave the town centre on Angel Street (A283 Fitleworth/Pulborough Road) and take the first turning on the right (just past The Angel Inn) into Sheepdown Drive. Continue along this road passing Orchard Close on the right and Fieldings is the first detached house on the left.

### SITUATION:

The house is situated on a quiet no-through road on the eastern fringe of Petworth but still within walking distance of the town centre. It enjoys privacy and seclusion with distant rural views from the rear garden. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (approx. 10 miles, Waterloo 60 minutes) and Pulborough ( approx..5 miles, Victoria 70 minutes ). The A3 (M) is within a 14 mile drive.

### DESCRIPTION:

This individual and prominent detached house has attractive part tile hung elevations of brick under a clay tiled roof. The accommodation is arranged

over two floors and offers a blank canvas for a discerning buyer to create a fabulous family house and take full advantage of the delightful garden and distant rural views. The accommodation comprises an entrance lobby, hall with cloakroom and coat cupboard and stairs rising to the first floor. The double aspect sitting room has an open fire-place and an adjacent bedroom/bathroom suite which could provide a third reception room if required. The dining room has glazed sliding doors out to the garden and adjoins the fitted kitchen with walk-in pantry and internal door to garage. A utility room with side door to garden and cupboard housing gas fired boiler completes the ground floor. On the first floor there is a landing with airing cupboard, four double bedrooms, all with built in storage, and two bathrooms.

### OUTSIDE:

The front garden has a lawn with mature trees and shrubs, post and rail fencing and a rose hedge. There is a tarmac front drive with space to park several cars and a large integral garage. The rear garden is mostly laid to lawn with a patio, paved arbour and mature trees, hedging and shrubs. Beyond the garden there are distant rural views. In all 0.37 acres.

### SERVICES:

Mains gas, water, electricity and drainage. Gas fired central heating.

**COUNCIL TAX BAND:** G Chichester District Council 01243 785166

