



1 BURTON HOUSE

**Barrington
& Company**





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

The principal wing of this classical mansion, over 4000 sq ft presented to an exceptional standard and set within the unique rural haven of the sought after Burton Park Estate.



Magnificent reception hall, library, 31 ft drawing room, kitchen/breakfast room, dining room, sitting room/study, master bedroom suite, 2 further bedrooms, 2 further bathrooms, garden room, cloakroom, utility room, storage room, gas c.h. Garage, private garden terraces on 3 levels, use of tennis courts, gardens and grounds.



**MARKET SQUARE HOUSE
PETWORTH, WEST SUSSEX GU28 0AH
Tel: Petworth (01798) 342242
petworth@barringtonandco.com
www.barringtonandco.com**

SITUATION:

The property is set in the 140 acre Capability Brown private country estate of Burton Park at the foot of the South Downs and within the National Park. It provides a unique rural haven for the purchaser seeking peace and tranquillity. Residents have the use of the parkland with its pastures, woodland and lakes along with direct access to miles of footpaths and bridleways. This is a rare and protected environment well away from roads and traffic and bordered by conservation woodlands and Sites of Special Scientific Interest which attract a wealth of wildlife. In addition residents have exclusive use of the beautifully restored Formal Garden and tennis courts. Nearby Petworth (3 Miles) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town boasts a regular farmers market, first class deli, shops and services for everyday needs in addition to a wealth of antique shops to browse through. Schools in the area include Seaford College, Dorset House, and Conifers. Chichester (10 miles south) provides excellent shopping and leisure facilities including the newly restored Festival Theatre. There is a varied selection of eateries in the area ranging from country pubs to fine restaurants. Sporting activities include golf at West Sussex at Pulborough and Cowdray Park along with Polo, horse racing at Fontwell as well as at Goodwood along with golf and all the other festivals and motoring events. Communications with London are surprisingly easy with mainline stations at Haslemere (13.5 miles, Waterloo 55 minutes) and Pulborough (6.5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive giving access to the major motorway systems and Heathrow and Southampton airports.





DESCRIPTION:

A most impressive principal wing of this classical Grade I listed mansion presented to exacting standards. The perfect country home for a discerning purchaser seeking style and elegance without the usual maintenance issues that such a home would normally entail. From the communal hall double doors open to a magnificent reception hall leading to a double aspect library with doors to one of three garden terraces. Double doors open to the Drawing room with its tall windows and period open fireplace. The kitchen/family room provides a bright and well proportioned informal living area with access to the garden. An adjacent dining room has double doors to the garden courtyard. The master suite with well equipped bathroom and dressing room commands delightful garden views and the two further bedrooms each have dedicated bathrooms. The Sitting room/study also opens on to the garden courtyard and a garden room/workshop completes this comprehensive property.

OUTSIDE:

The property has direct access from most rooms to three levels of private garden terraces which overlook and lead directly on to the glorious formal gardens with sweeping lawns and parkland beyond. There is a garage and additional private parking spaces.

SERVICE CHARGES:

Petworth Management Company (Parkland, Driveway & Water/Sewage) £2,282.53 (1st half year 2018)

Burton House & Courtyards Company (Buildings Insurance, Building maintenance, Outside Maintenance inc driveways garage block, formal gardens and tennis courts. £5,009.72 for (1st half year 2018)

A full explanation of service charges is available from the agents.

COUNCIL TAX: Band H Chichester District Council.
Tel no. 01243 785166

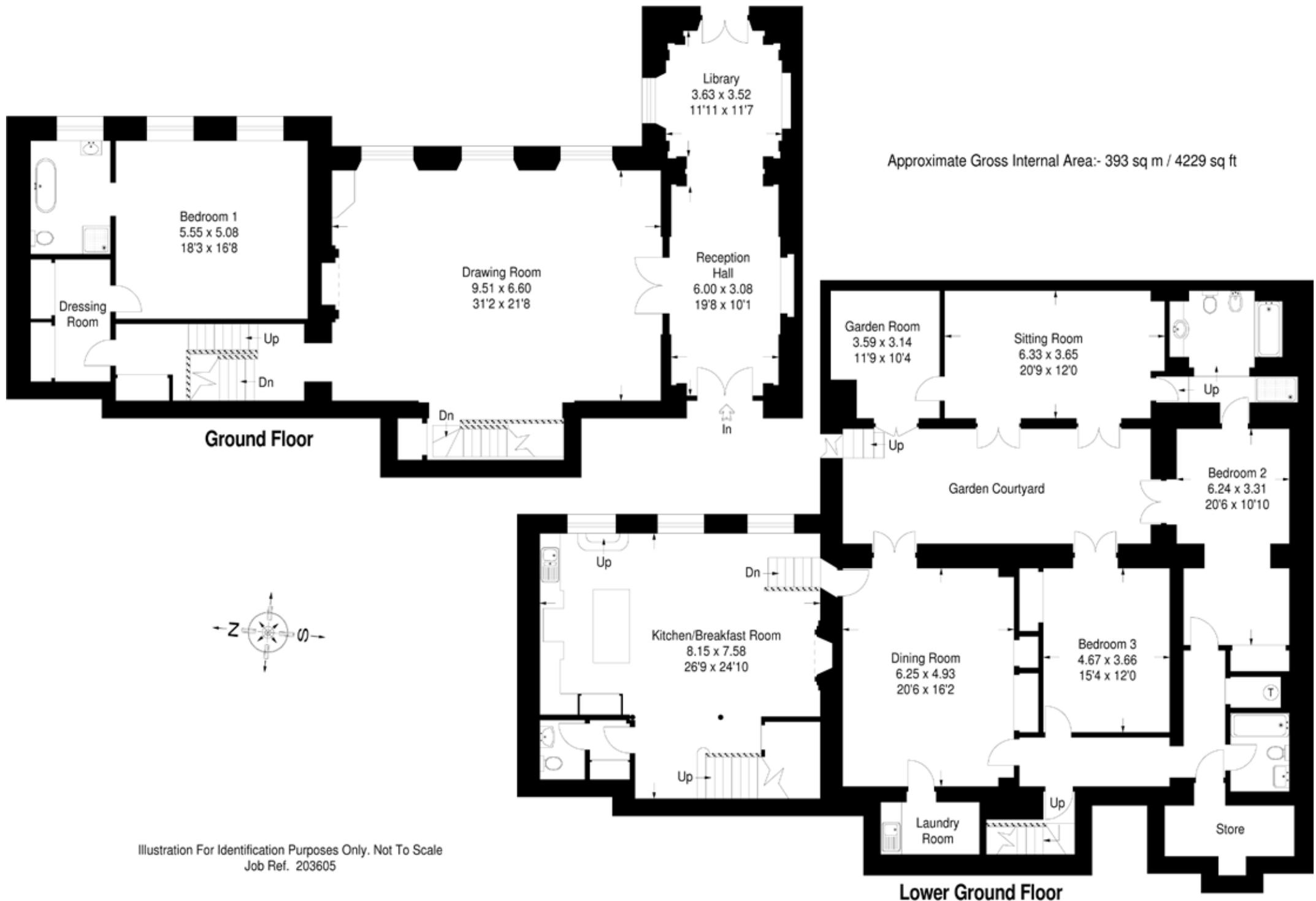


DIRECTIONS:

From London take the A3 south, bypassing Guildford. After a further 7 miles turn left at Milford and follow the A283 to Petworth. From Petworth proceed south on the A285 and, after about 3 miles in Duncton, turn left through a pair of handsome wrought iron gates, up a long tree and rhododendron lined drive. Take the first right hand drive signed to Burton House and park in the allocated visitors parking.



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.



Approximate Gross Internal Area:- 393 sq m / 4229 sq ft

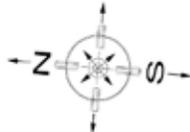


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