



Woodcote House

Lodge Green, Burton Park, Duncton, Petworth, West Sussex GU28 0LH



Joint
Sole Agents

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Property Features

5 Double Bedrooms
2 ensuite Bathrooms
Family Bathroom
3 Receptions
Conservatory
Kitchen/Breakfast Room
Utility Room
Reception Hall, Cloak Room

Gardens & Grounds

Triple Garage with further potential,
Driveway and parking for several vehicles
Beautifully landscaped formal garden
and delightful field

In all, set in about 1.77 acres

Burton Park

Each of the Residents hold a 1/49th share in the Burton Park Estate and use of its Tennis court and areas of the wonderful grounds which have two lakes and extend to more than 100 acres of Spectacular scenery towards the South Downs

Woodcote House

Burton Park, Duncton, Petworth

A fine country detached house, located within the exclusive private Burton Park estate of more than 100 acres of spectacular countryside, with beautifully presented and well appointed accommodation, overlooking superb landscaped gardens and grounds, set in about 1.77 acres



THE PROPERTY

Woodcote House is an impressive individually designed detached house of character, superbly presented with particularly spacious well proportioned rooms throughout, a number of which have double aspects taking full advantage of the views over the gardens and grounds. Upon entering the house there is long welcoming Reception Hall, immediately creating a comfortable ambience with doors leading and opening into all three reception rooms which is ideal for entertaining.

The triple aspect Kitchen/Breakfast Room is well appointed with an excellent range of wall and base cupboards and an expanse of worktops with a full range of built in appliances. Double doors open out to the "sun trap" the extensive paved terrace which is a particularly well screened and private with a wonderful outlook over the grounds which leads to a productive kitchen garden.

A further noteworthy feature of the accommodation is the spacious double aspect Drawing Room which has an attractive fireplace. Throughout the property there is an excellent degree of natural light and feeling of space. The Reception Hall has a wide staircase leading up to a light and airy spacious galleried landing leading to and five double Bedrooms, two of which have ensuite Bathrooms and there is a Family Bathroom.

The spacious Conservatory leads out to an extensive paved terrace, which is perfect for the family and entertaining with a wonderful view over the lovely gardens and grounds.





PETWORTH

This historic market town has been well preserved with many buildings dating from the Georgian and Elizabethan eras among the many attractions is Petworth Cottage Museum in the High Street and there are excellent shopping facilities and a good choice of restaurants and a long great wall to the Petworth Estate runs through the town. Petworth is the location of the 17th century stately home Petworth House the grounds of which (known as Petworth Park) were the work of Capability Brown, the house and its grounds are now owned and maintained by the National Trust. Petworth is about 3.7 miles to the north of Burton Park House and The Cricketers Inn, with 16th Century origins is about 1 mile and Ted's Farm shop is about 2 miles.





LOCATION

The Kennels Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 9 miles. About 14 miles Chichester mainline rail station links to London Victoria approx. (95mins) and via Havant to London Waterloo approx. (95mins). About 14 miles Haslemere mainline station links to London Waterloo (54mins). About 7.5 miles Pulborough mainline station links to London Victoria (71mins). Airports at Heathrow (46miles), Gatwick (34 miles) or Southampton (43 miles) and Portsmouth (29 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Northern Europe. **All distances and times may vary.**





GARDENS & GROUNDS

Woodcote House is set back with a wide frontage and approached over a gravel drive providing plenty of parking space for numerous vehicles in front of a triple bay garage, which it is understood to have had planning consent to convert in to a Fitness suite/Games Room at the first floor level see (Local Authority Application Ref: SDNP/12/01419/HOUS), which has now expired. The gardens and grounds are beautifully kept and include a large kitchen garden, extensive sun terrace and formal garden leading to a field with a variety of trees and shrubs which provide a high degree of privacy.



Delightful formal gardens lead to the field



The field adjoining the formal gardens



Lodge Green residents have use of this Tennis court



COASTAL & COUNTRY PURSUITS

Petworth House is a late 17th-century Grade I listed country house, rebuilt in 1688 by Charles Seymour, 6th Duke of Somerset. Among the many other attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood, Cowdray Park, Chiddingfold and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. Chichester is about 14 miles to the south west and a further 8 miles beyond which there are miles of sandy beaches at West Wittering which has been awarded the 'Blue Flag' international status for excellence. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.



CHICHESTER is the County Town

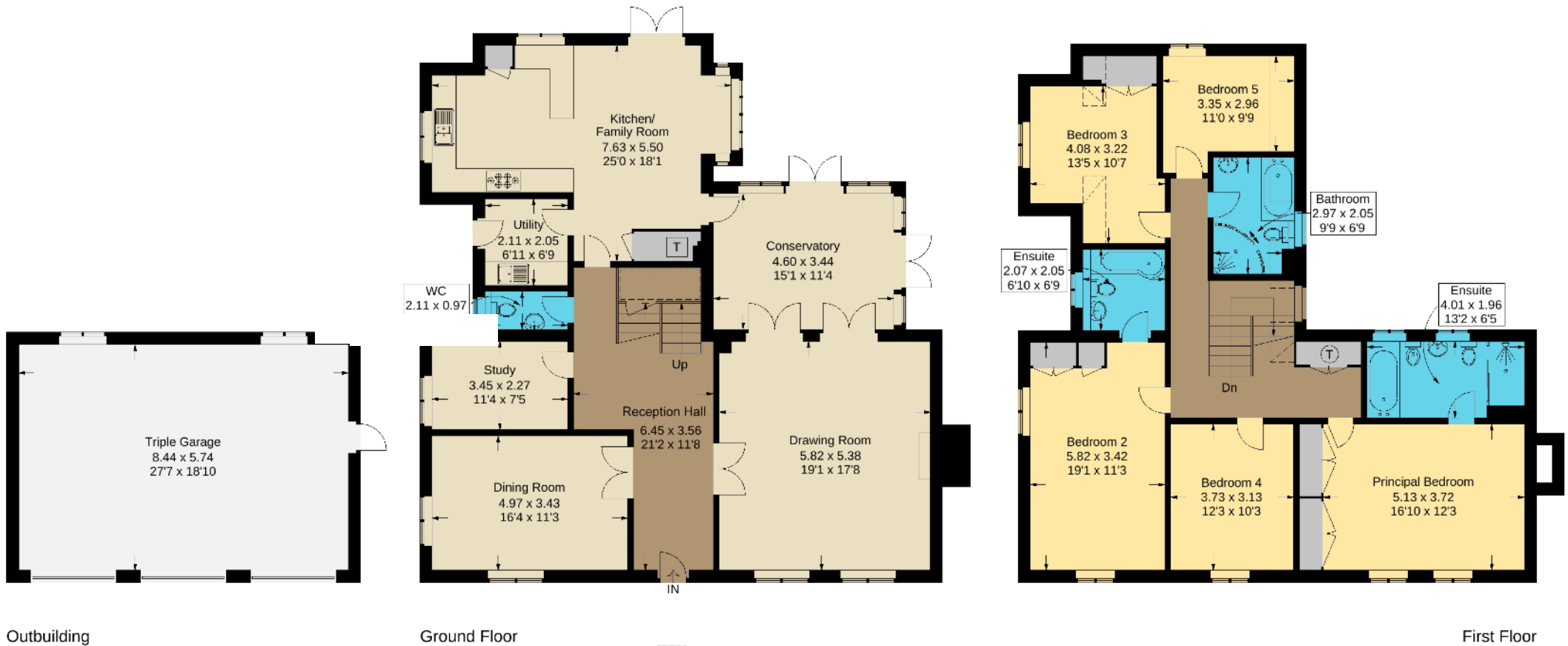
The City was founded by the Romans during the first century AD and has a comprehensive shopping centre accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools in the area between Chichester and Petworth including: Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage, and notable public schools include: Seaford College, Charterhouse, Cranleigh, Christ's Hospital and Kind Edwards at Witley.

Woodcote House, Lodge Green, Burton Park, Duncton

Approximate Gross Internal Area = 258.5 sq m / 2782 sq ft

Outbuilding = 49.6 sq m / 534 sq ft

Total = 308 sq m / 3316 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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DIRECTIONS

Travelling from London follow A3 south to Milford and exit onto A283 and continue to Petworth. Proceed through the town centre bearing right at first T junction and then follow A285 towards Duncton and Chichester. Continue for 3 miles to Duncton village where the entrance to Burton Park will be found on the left hand side. Enter between wrought iron gates and follow the main drive through the park passing the drive to the mansion on the right and continue for a further 0.5 mile to Lodge Green. On entering the green, as the road bears left past Lodge Green, the entrance driveway to Woodcote House will be found on the right hand side.

BURTON PARK

The property is set within the exclusive private country estate of Burton Park which extends to more than 100 acres at the foot of the South Downs and within the National Park. Residents have the use (and a share in the Freehold) 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 attracts a wealth of wildlife. It is understood that the current Annual Service charge £2,773.00 payable to Petworth Management Company Ltd (in which the owner has a 1/49th share). This covers maintenance of Lodge Green itself, the driveway and parkland, maintenance of the shared drainage system and communal water, use of Lodge Green Tennis court.

SERVICES

Mains electricity and water. oil fired central heating boiler, private drainage.

LOCAL AUTHORITY

Chichester District Council: 01243 785166

Council Tax Band: H **EPC Rating:** E

Brochure: August 2019



Goodwood Racecourse



Goodwood Motor racing



West Wittering

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Viewings by Appointment via Joint Sole Agents