



SOMERSET LODGE  
NORTH STREET, PETWORTH, WEST SUSSEX

JACKSON-STOPS





---

**SOMERSET LODGE, NORTH STREET,  
PETWORTH, WEST SUSSEX, GU28 0DG**

APPROXIMATE GROSS INTERNAL AREA: 4180 SQ FT / 388.3 SQ M

AN EXCEPTIONALLY RARE SIX BEDROOM  
GRADE II\* LISTED PROPERTY WITH  
PARKING AND SEPARATE COTTAGE  
SITUATED IN THE HEART OF PETWORTH  
WITH MAGNIFICENT LANDSCAPED  
GARDENS AND FAR-REACHING VIEWS



---

**DISTANCES**

BY ROAD:

PULBOROUGH 5 MILES

MIDHURST 6.5 MILES

HASLEMERE 10 MILES

LONDON 50 MILES

BY RAIL:

HASLEMERE TO LONDON

WATERLOO FROM 49 MINUTES

PULBOROUGH TO LONDON

VICTORIA FROM 73 MINUTES

---

**LOWER GROUND FLOOR**

- Rear entrance hall
- Kitchen
- Dining room
- Laundry room
- Pantry
- Cloakroom
- Boiler room
- Store

---

**GROUND FLOOR**

- Front entrance hall
- Drawing room
- Sitting room
- Study area
- Shower room

---

**FIRST FLOOR**

- Main bedroom with Jack'n'Jill bathroom
- Bedroom 3 / dressing room
- Bedroom 2 with bathroom en suite



---

## SECOND FLOOR

- 3 further bedrooms
- Family bathroom

---

## COTTAGE

- Kitchen
- Shower room
- Living room
- 2 bedrooms

---

## OUTSIDE

- Parking
- Conservatory
- Terrace
- Gazebo
- Landscaped gardens
- In all about 0.46 acres





---

## THE PROPERTY

Somerset Lodge is an exceptional detached property in the sought after town of Petworth. It is described by the late art historian Sir Nikolaus Pevsner as 'a beauty, the nicest house in Petworth'. The property was built 1653 in the Cromwellian era and has an enviable history, as such it is Listed Grade II\*. It has attractive bespoke features inside with high ceilings and a largely unchanged layout. Its beautiful, landscaped garden has been open to the public yearly and boasts spectacular far-reaching views over the Shimmings Valley. The property is approached via a shared driveway and has exclusive parking. The additional cottage is separate from the main house and provides mutual privacy but does require some refurbishment, this could be viable as a potential income source. The cottage has been used as a workshop and store in recent years.

The lower ground floor is accessed from the rear of the property and leads into the kitchen. A handmade built-in oak dresser separates the kitchen from the dining area, which is full of original features. Of note is the large inglenook fireplace with wood burning stove and two bread ovens. There is a laundry room, pantry, storerooms, a cloakroom, and a beautiful oak staircase at the heart of the house that leads to all four floors.

The ground floor consists of a dual aspect sitting room which looks out to the garden and over Shimmings Valley and features a fine 17th Century polished Petworth marble fireplace. The drawing room, formerly two rooms is generous in size and features an open fireplace, original panelling, oak door frames and leads to the porch and front door. There is a shower room and study area to complete this floor.

The first floor comprises the main bedroom with a 'Jack and Jill' style bathroom which leads into the third bedroom which is currently used as a dressing room. The dual aspect second bedroom also benefits from a bathroom ensuite.







The second floor consists of three double bedrooms and a family bathroom. There is plenty of storage and an abundance of character throughout the property.

## GARDENS AND GROUNDS

The beautifully landscaped garden surrounded by a 16th Century stone wall is split into areas. These include a geometric kitchen garden, an orchard featuring a selection of fruits including plums and figs, rose beds containing old and new roses, a pond and an impressive wildflower bed. The main and lower lawns are bordered by herbaceous plants, box hedges, and roses.

The garden also features the impressive gazebo structure which is a replica of the one at Trinity College, Cambridge and provides a peaceful spot to enjoy the impressive views. The garden also benefits from a potting shed and wood stores.

## THE LOCATION

Somerset Lodge is situated moments from Petworth Park and the heart of the historic town, which has a range of antique shops, independent boutiques, restaurants and delicatessens. The larger towns of Haslemere, Pulborough and Midhurst are all nearby and offer a wider range of shops and supermarkets. Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are also within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports.

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.





The town lies at the heart of the South Downs National Park and is home to the 17th Century National Trust owned Petworth House and beautiful 700 acre deer park, which is just a short walk from the property and is ideal for long, country walks.

---

## PROPERTY INFORMATION

**Post Code:** GU28 0DG

**Services:** We have been advised by our clients that the property has mains water, electricity, gas and drainage. None of the services have been tested.

**Fixtures, Fittings & Garden Statuary:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

**Local Authority:** Chichester District Council.

**Council Tax:** Band G

**Photographs:** Taken April 2024

**Viewing:** All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

---

## DIRECTIONS

From Midhurst, take the A272 towards Petworth. At the roundabout, turn left and follow the one-way system, bearing left at the church. Half way down North Street, on your right, between Somerset Hospital and Somerset Lodge, you will find the driveway.

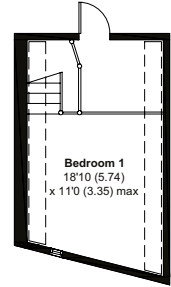
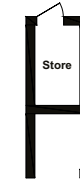
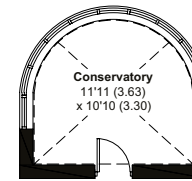
**what3words:** [///underline.recorders.teams](https://www.what3words.com/underline.recorders.teams)



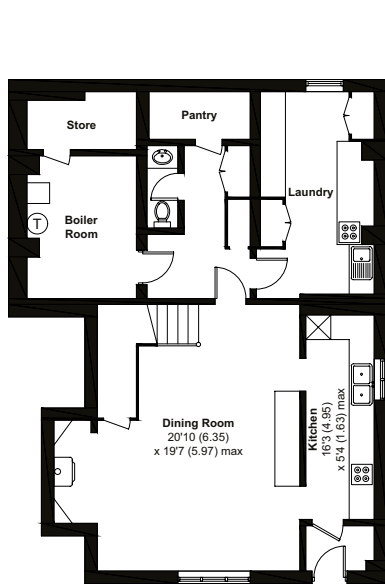
# SOMERSET LODGE

APPROXIMATE GROSS INTERNAL AREA:  
 MAIN HOUSE = 3550 SQ FT / 329.8 SQ M  
 CONSERVATORY = 115 SQ FT / 10.7 SQ M  
 COTTAGE = 607 SQ FT / 56.4 SQ M  
 STORE = 23 SQ FT / 2.1 SQ M  
 TOTAL = 4295 SQ FT / 399.0 SQ M

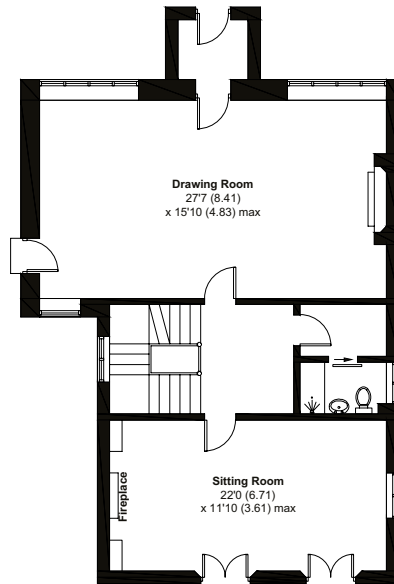
Measured in accordance with RICS guidelines.  
 Every attempt is made to ensure accuracy, however  
 all measurements are approximate. This floor plan  
 is for illustrative purposes only and is not to scale.



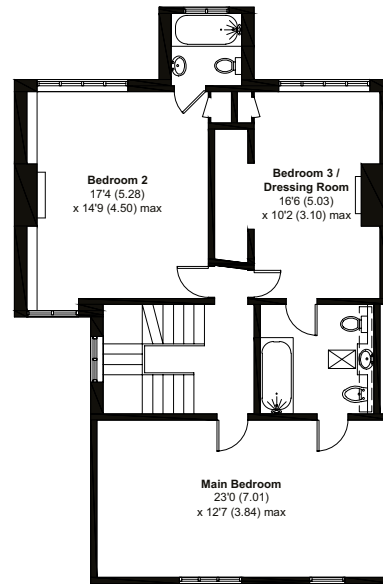
**COTTAGE  
FIRST FLOOR**



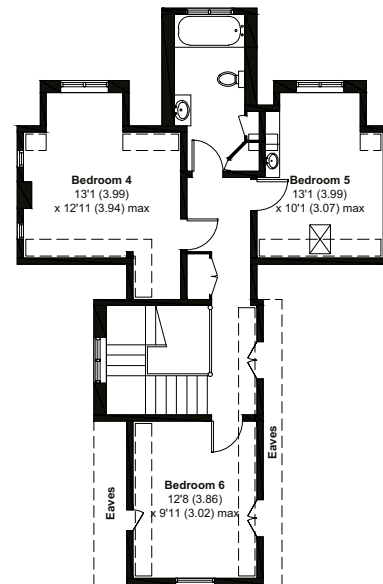
**LOWER GROUND FLOOR**



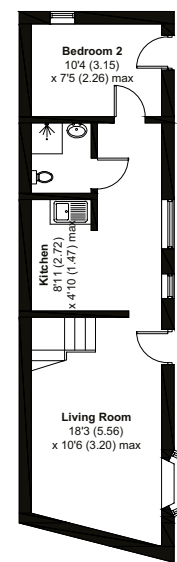
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**COTTAGE  
GROUND FLOOR**

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.





MIDHURST

01730 812357

midhurst@jackson-stops.co.uk

jackson-stops.co.uk



**JACKSON-STOPS**   
PROPERTY EXPERTS SINCE 1910