



1 HILLSIDE
GRAFFHAM, PETWORTH, WEST SUSSEX

JACKSON-STOPS 

**1 HILLSIDE
GRAFFHAM, PETWORTH, WEST SUSSEX, GU28 0NP**

GUIDE PRICE £740,000

A RECENTLY REFURBISHED 4 BED SEMI-
DETACHED HOUSE IN THE HEART OF THE
POPULAR DOWNLAND VILLAGE OF GRAFFHAM



DISTANCES

BY ROAD

LONDON 55 MILES
PETWORTH 5 MILES
MIDHURST 6 MILES
HASLEMERE 13 MILES
CHICHESTER 15 MILES

BY RAIL

HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Hall
- Kitchen / dining room
- Sitting room
- Cloakroom

FIRST FLOOR

- 3 double bedrooms
- Family bathroom

SECOND FLOOR

- Double bedroom
- Shower room

OUTSIDE

- Garage
- Workshop
- Garden



THE PROPERTY

1 Hillside is a characterful semi-detached country house situated in the old quarter of Graffham. It has its own driveway and off-street parking and having been refurbished in the last 3 years, it offers contemporary styling and modern infrastructure. There are really handy single storey outbuildings that are used as a workshop and garage but also offer a range of functions and uses like home office, gym, annexe (subject to planning).

From the front door a light and bright hallway opens into an open plan kitchen / dining room. The kitchen is high spec, with Rangemaster cooker, integrated dishwasher, granite worksurfaces and excellent storage. The dining area at the other end of the kitchen opens out onto the terrace and comfortably seats at least 8 people. The hall also connects with a well-proportioned sitting room that looks over the front garden and has a woodburning stove. A neat WC completes the ground floor.

There are three good sized bedrooms on the first floor which enjoy lovely downland and village scenery, and a well-equipped and decorated family bathroom. On the second floor there is a further double bedroom with its own bathroom en suite.

The workshop provides a handy space for coats, boots and utility functions and the garage has excellent storage space.

The garden was landscaped both to incorporate a better driveway finish and parking and nice grassed tiers. The village has a superb recreation ground with tennis courts and nets and there are a network of walks from the door in every direction.



THE LOCATION

Graffham is a sought-after village, situated at the foot of the South Downs. The village has two pubs, a village hall, recreational grounds, church and a community shop and café. There is a highly regarded primary school which is part of the Forest Schools initiative and has been rated 'outstanding' by Ofsted. Seaford College is also very close by.

The area has many footpaths and bridleways and on the South Downs for walking and riding. The towns of Midhurst and Petworth are within easy reach and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline stations at Haslemere and Pulborough provide fast services to London Waterloo and Victoria respectively.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	18 G	



DIRECTIONS

From Midhurst, proceed south on the A286 towards Chichester. After 1.5 miles turn left signposted to Heyshott and Graffham. Continue along the road for about 4 miles, go past The Woodcote public house and turn right at the T junction towards the Church. After about 0.2 miles 1 Hillside can be found on your left-hand side.

PROPERTY INFORMATION

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

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

Viewing: Only by appointment with Jackson-Stops. Tel: 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.

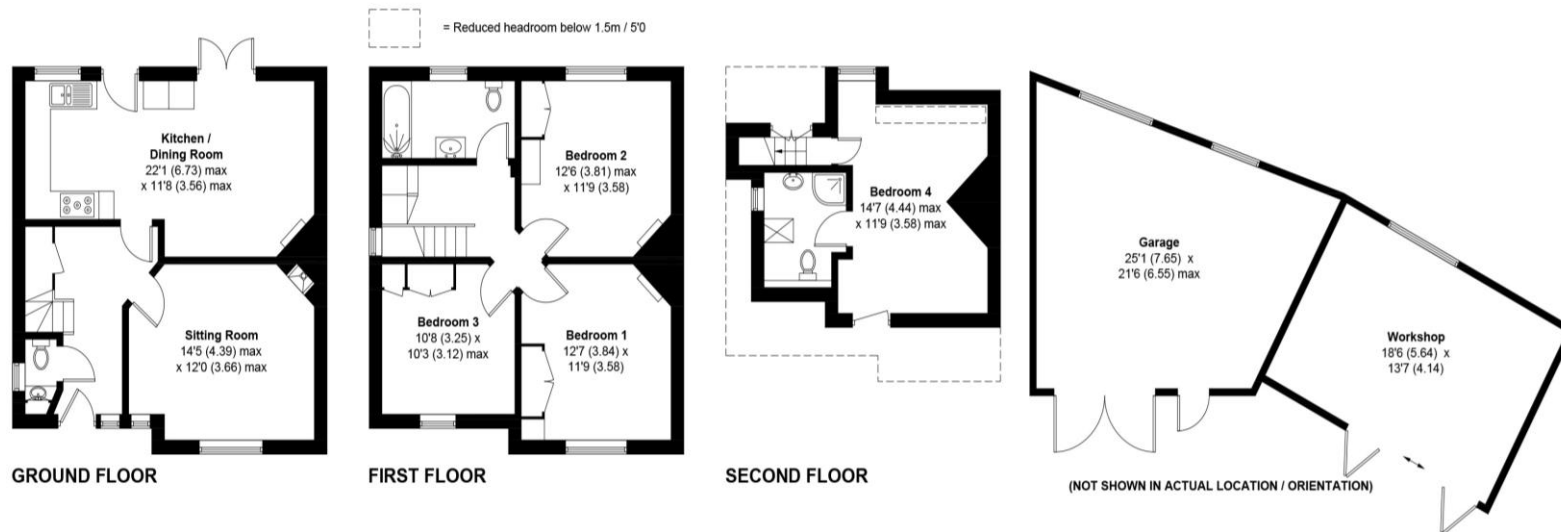
Local Authority: Chichester District Council

Tax Band: E

Tenure: Freehold

Photographs: Taken May 2024

APPROXIMATE GROSS INTERNAL AREA = 1337 SQ FT / 124.2 SQ M
GARAGE / WORKSHOP = 629 SQ FT / 58.4 SQ M
TOTAL = 1966 SQ FT / 182.6 SQ M



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. Created by Emzo Marketing (ID1080333)

Produced for Jackson - Stops

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

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910