

WOODSIDE

LODSWORTH, PETWORTH, WEST SUSSEX

JACKSON-STOPS

WOODSIDE
LODSWORTH, PETWORTH, WEST SUSSEX, GU28 9DJ

GUIDE PRICE £975,000

A CHARMING 4 BEDROOM DETACHED CHALET STYLE PROPERTY IN THE SOUGHT AFTER VILLAGE OF LODSWORTH, ENJOYING FAR-REACHING VIEWS AND EXCELLENT POTENTIAL FOR EXTENSION AND IMPROVEMENT, SUBJECT TO PLANNING.



DISTANCES

BY ROAD
LONDON 50 MILES
PETWORTH 4 MILES
MIDHURST 4 MILES
HASLEMERE 8 MILES
CHICHESTER 16 MILES

BY RAIL
HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Kitchen
- Dining room
- Sitting room
- 2 bedrooms
- Shower room
- Workshop and WC

FIRST FLOOR

- 2 double bedrooms
- Family bathroom

OUTSIDE

- Triple garage with store above
- Further garage & workshop
- 2 sheds



THE PROPERTY

Situated in the desirable village of Lodsworth, this detached four-bedroom chalet-style home offers a rare opportunity to create a spacious and individual family residence, with excellent scope for improvement and further modernisation and reconfiguration, subject to the necessary planning consents.

The existing accommodation is arranged over two floors and offers a versatile layout. The ground floor features a sitting room with far reaching views over the surrounding countryside, a separate dining room and kitchen, together with two double bedrooms, a shower room and separate WC. There is also a useful workshop area, providing valuable additional space for hobbies, storage or practical use. The first floor comprises two further bedrooms and an additional bathroom, with ample storage available throughout the house.

The property enjoys a generous garden adjoining open farmland, creating an attractive rural outlook and a good degree of privacy. The gardens are predominantly laid to lawn and are complemented by mature shrubs, trees and established planting. The sizeable frontage provides useful additional off-road parking, while a large open garage and separate single garage offer secure parking and excellent storage or workshop space.

Lodsworth is surrounded by beautiful West Sussex countryside and offers a peaceful village setting, with scenic walking routes close at hand and a welcoming local community. The combination of the property's position, generous garden and flexible accommodation makes this an appealing prospect for buyers looking to put their own stamp on a home.

With its attractive countryside setting, established garden, generous parking and exciting potential for improvement, this is a wonderful opportunity to create a bespoke family home in one of West Sussex's most sought-after villages.







THE LOCATION

Lodsworth is one of the most highly sought after villages in the South Downs National Park. It has an award winning community run village shop, The Lodsworth Larder, an excellent public house, The Hollist, an 11th century Church, recreational grounds with a variety of sports clubs including croquet and tennis, a local micro brewery, bakery and is surrounded by open countryside.

The village of Lickfold is just down the road with the popular local pubs including Three Horseshoes pub, and the renowned Noah's Ark Inn at Lurgashall. The towns of Midhurst and Petworth are close by and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. There are an excellent choice of schools in the area.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

Midhurst and the surrounding area have 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.







DIRECTIONS

From Midhurst take the A272 towards Petworth. After 4 miles, turn left and continue into the village. Just before the Hollist Arms public house, bear left and then turn right into School Lane. Proceed for about 0.2 miles, then take the second left turning up the unmade track signposted 'Bayleys'. Continue straight and the property can be found straight ahead of you.

What3Words: ///proven.excavate.dampen

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains water, electricity and drainage. Oil fired central 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.

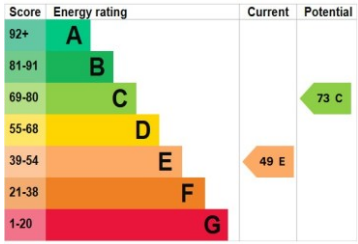
Viewing: Only by appointment with Jackson-Stops. Tel: 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Local Authority: Chichester District Council

Tax Band: F

Tenure: Freehold





Approximate Area = 1574 sq ft / 146.2 sq m
Limited Use Area(s) = 274 sq ft / 25.4 sq m
Garage = 1067 sq ft / 99.1 sq m
Outbuilding = 121 sq ft / 11.2 sq m
Total = 3036 sq ft / 281.9 sq m
For identification only - Not to scale

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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