



Old Well House, Northchapel, Petworth, West Sussex

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Old Well House Northchapel, Petworth, West Sussex GU28 9HP

An impressive Grade II listed house, set in the heart of a desirable village

Haslemere town centre and mainline station 4.9 miles (London Waterloo 56 minutes), Petworth 5.2 miles, central London 48 miles

Sitting room | Family room | Study | Dining room | Kitchen/breakfast room | Utility Cloakroom | 5 Bedrooms, 2 en suite | Family bathroom | Garden room/studio with cloakroom Double garage | Garden | EPC Rating F

The property

Old Well House is a charming Grade II listed property with a wealth of character and elegant modern décor and fittings. Dating from the 16th century, the property was originally two cottages but has since been combined into one larger residence, offering comfortable, flexible accommodation boasting original period features including exposed timber beams and brickwork, wood panelling and fireplaces.

The four reception rooms are located across the front of the property and include the sitting room with engineered oak flooring, inglenook fireplace and wood burner, with the adjoining formal dining room having the same flooring. The triple aspect family room also has an impressive fireplace with wood burner and French doors to the rear courtyard. The study has a fireplace with fitted wood burner. At the rear, the kitchen/breakfast room features a bespoke Neptune kitchen with Shaker-style units, stylish granite worktops, central island with solid wood worktop, integrated appliances, Aga and engineered oak flooring, with steps down to the adjoining utility room. The spacious cloakroom provides a nod to the past as it

houses the pump handle for the now obsolete well, from which the property took its name.

Two separate staircases lead to the first-floor accommodation, with five beautifully presented double bedrooms. Three of the bedrooms benefit from built-in storage, while two are en suite. The first floor also has a large family bathroom with an elegant rolltop bath and a separate shower unit.

Outside

The property is approached via a 5-bar wooden gate, and the block-paved driveway provides parking for several vehicles and access to the detached double garage. At the rear of the garage is a light contemporary garden room/studio with cloakroom and bi-folding doors opening onto the garden. The gardens are all to the front of the property and bordered by mature hedging, providing privacy and seclusion; with immaculate lawns and well-tended flower and shrub borders, box hedging, mature specimen trees and a delightful, sun drenched, paved terrace.

Location

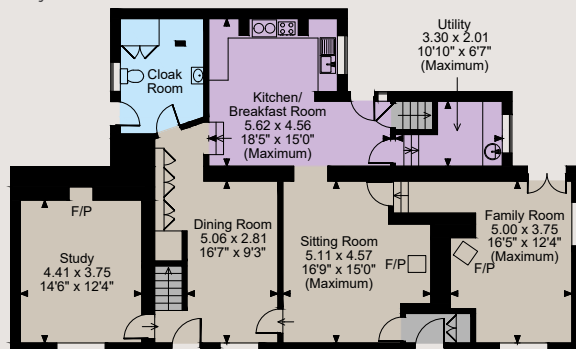
Old Well House is situated in the highly regarded village of Northchapel in the heart of the West Sussex countryside, an Area of Outstanding Natural Beauty and included within the area designated as the South Downs National Park. The village has a thriving rural community with a public house, village shop and post office, village green, sports club and village school. There is a fine selection of schools in the area including Northchapel Primary School (Ofsted Good), Midhurst Rother College (Ofsted Outstanding), St Ives, St. Edmund's, and the Royal School (both junior and senior). The A3 can be accessed at Hindhead, Brook or Milford providing access to Heathrow, Gatwick, the M25, London and the south coast, while mainline rail services are available from Haslemere (1 hour to London Waterloo).



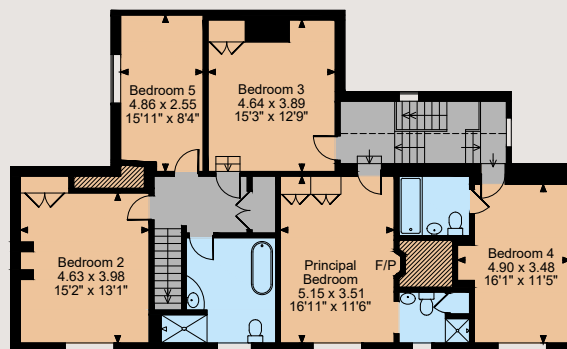


Floorplans

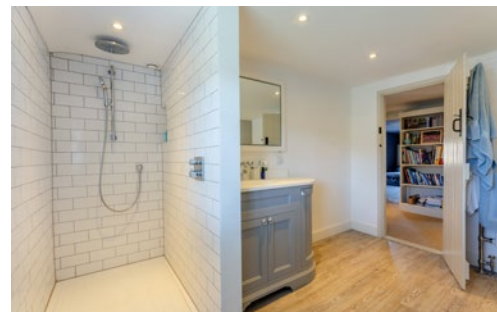
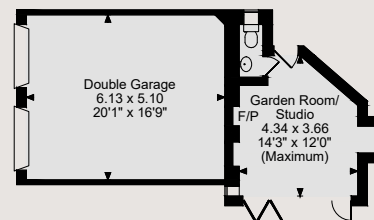
House internal area 2,703 sq ft (251 sq m)
 Double Garage internal area 336 sq ft (31 sq m)
 Garden Room/Studio internal area 172 sq ft (16 sq m)
 Total internal area 3,211 sq ft (298 sq m)
 For identification purposes only.



Ground Floor



First Floor



Directions

From Haslemere High Street, take the B2131 Petworth Road and continue for approximately 3 miles until reaching the T-junction with the A283. Turn right and follow the road for 2 miles, into Northchapel. You will find the property on the left opposite the Half Moon Inn.

General

Local Authority: Chichester District Council
Services: Mains water, electricity and drainage. Oil fired central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,150,000

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Haslemere

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