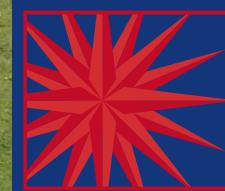




TOWNFIELD HOUSE



RH & RW  
CLUTTON

**TOWNFIELD HOUSE**  
Folly Lane  
Barlavington  
West Sussex GU28 0LG

Guide Price: £550,000 - Freehold

Reception hall • Sitting room • Kitchen • Utility  
Study/bedroom 3 • Bathroom • Store  
2 bedrooms  
Entrance drive • Garage  
Large Garden • Various timber sheds and log stores  
In all extending to about 0.42 of an acre.

**DESCRIPTION**

Townfield House is a small country property situated in the most beautiful, quiet, private, rural setting at the foot of the South Downs, with beautiful rural views over the adjoining farmland and to the South Downs beyond. The house was originally built as a farm worker's cottage about 70 years ago and now offers a rare and fantastic opportunity to improve and possibly extend, subject to all the necessary consents. The accommodation includes a reception hall, kitchen, utility, sitting room, study/bedroom 3, bathroom, store and 2 bedrooms of the first floor. Outside, the property is approached over a private drive which leads into the entrance drive, providing ample parking and with a garage to one side. There are various timber sheds and log stores to one side. The garden is mainly laid to lawn bordered by a mixture of mature hedges and stock proof fencing. There is also a lovely open aspect with superb rural views over the adjoining open farmland and the South Downs. In all the property extends to about 0.42 of an acre.

**LOCATION AND AMENITIES**

Barlavington is a hamlet at the foot of the South Downs, close to the very popular village of Sutton, an unspoilt and popular Downland village within the South Downs National Park. The village has the medieval Church of St John the Baptist, the White Horse Inn, a Village Hall and Bowling Green. It is a particularly tranquil part of West





Sussex yet accessible to Petworth, Arundel and Chichester. Petworth, a busy old market town, is approximately 5 miles to the north-west and Pulborough, with its mainline railway station about 7 miles to the north-east. The popular city of Chichester with its excellent range of shops and Festival Theatre is about 11 miles to the south-west. The famous Goodwood estate with its horseracing, motor racing and golf is within about 8 miles. There is also polo at Cowdray, further golf at Midhurst and Pulborough and sailing and other water sports at Chichester. The immediate area gives access to some beautiful walking and riding opportunities.

#### SERVICES

Mains water and electricity are connected. Electric heating and hot water tank with immersion heater. Private drainage.

#### DIRECTIONS

From Petworth take the A285 towards Chichester. Drive through the village of Dunton, past Seaford College, through the S-bends, past Beechwood Lane on the right and then, at the bottom of Dunton Hill, as the road bends around to the right, you will see a turning to the left. Turn left here (Folly Lane), then continue along the lane, past a turning to the left, past another turning on the left to Barlavington Church and then, on the right hand bend, the entrance drive to Townfield House will be found on the left-hand side. Proceed along the drive and Townfield House will be found at the end.

#### EPC RATING

The property has been assessed at being an F (27)

#### COUNCIL TAX

E rating - £2,447.62 for 2022/23  
Chichester District Council

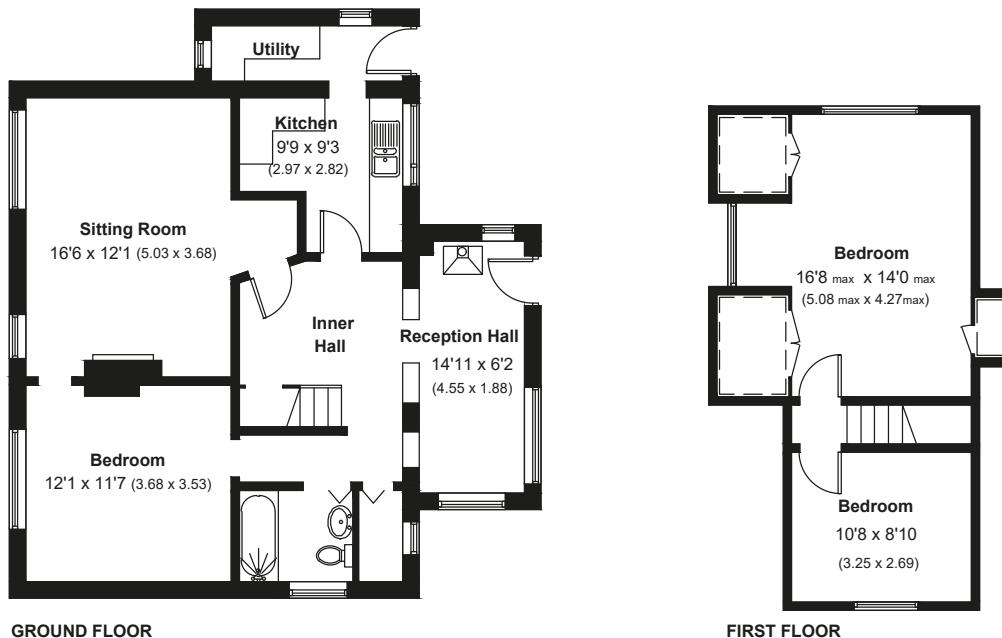
#### VIEWING

Strictly by appointment with the sole agent  
RH & RW Clutton - 01798 344554

## Townfield House, Barlavington, GU28 0LG



1,182 SQ FT / 109.8 SQ M



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