



OAKFIELD HOUSE



OAKFIELD HOUSE
Petworth Road
Kirdford
West Sussex RH14 0NU

Guide price: £1,050,000 - Freehold

Entrance hall • Drawing room • Sitting room
Fully fitted kitchen • Breakfast/garden room
Utility room • Separate wc
Master bedroom with ensuite shower room
3 further bedrooms • Family bathroom
Detached barn/garage ideal for home working
Garden shed • Beautiful landscaped garden
Entrance drive providing ample parking

DESCRIPTION

Oakfield House is a charming double fronted Grade II listed house, set in delightful landscaped gardens and tucked away in the heart of the village. This pretty house is believed to date from the early 1800's with later additions and has a very good-looking front elevation combining red brick and half tile hanging with fish scale tiles, a pretty covered porch, and interspersed with painted casement windows, all under a hipped roof covered with clay tiles and with brick chimneys on either side. To the right-hand side is the entrance hall with doors to the drawing room, with log burner, sitting room with open fire, and fully fitted kitchen with separate breakfast room giving access to the utility room and cloakroom. On the first floor is the main bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside, the property is approached over a drive leading into a further gravel driveway with parking for a number of cars. There is a detached barn to one side which is currently used as a studio/office, ideal for working from home, but which could also provide some garaging and storage. The property sits within delightful gardens and provide a lovely setting for the house including a large west facing terrace,





accessed from the kitchen and breakfast room, with areas of lawn, pretty hedging and a large wooden shed to one corner. In all the property extends to about 0.3 acres.

LOCATION AND AMENITIES

Oakfield House is centrally located within the very sought-after village of Kirdford with attractive period houses, church, two village pubs and an award winning village shop all within walking distance. The popular village of Wisborough Green is about 3 miles to the east and the old market town of Petworth is about 5 miles to the south-west, with an excellent range of independent shops. Further shopping facilities can be found at Billingshurst, about 6 miles, which also has a mainline station with trains into Victoria and London Bridge (about 70 minutes). Haslemere, about 11 miles, has further shopping facilities and a mainline station to Waterloo (about 47 minutes). The larger towns/cities of Horsham, Guildford and Chichester are all within fairly easy reach. There are many local footpaths close by.

SERVICES

Mains water, electricity and drainage are connected. Heating and hot water are via an oil-fired boiler. There is an electric four oven Aga in the kitchen.

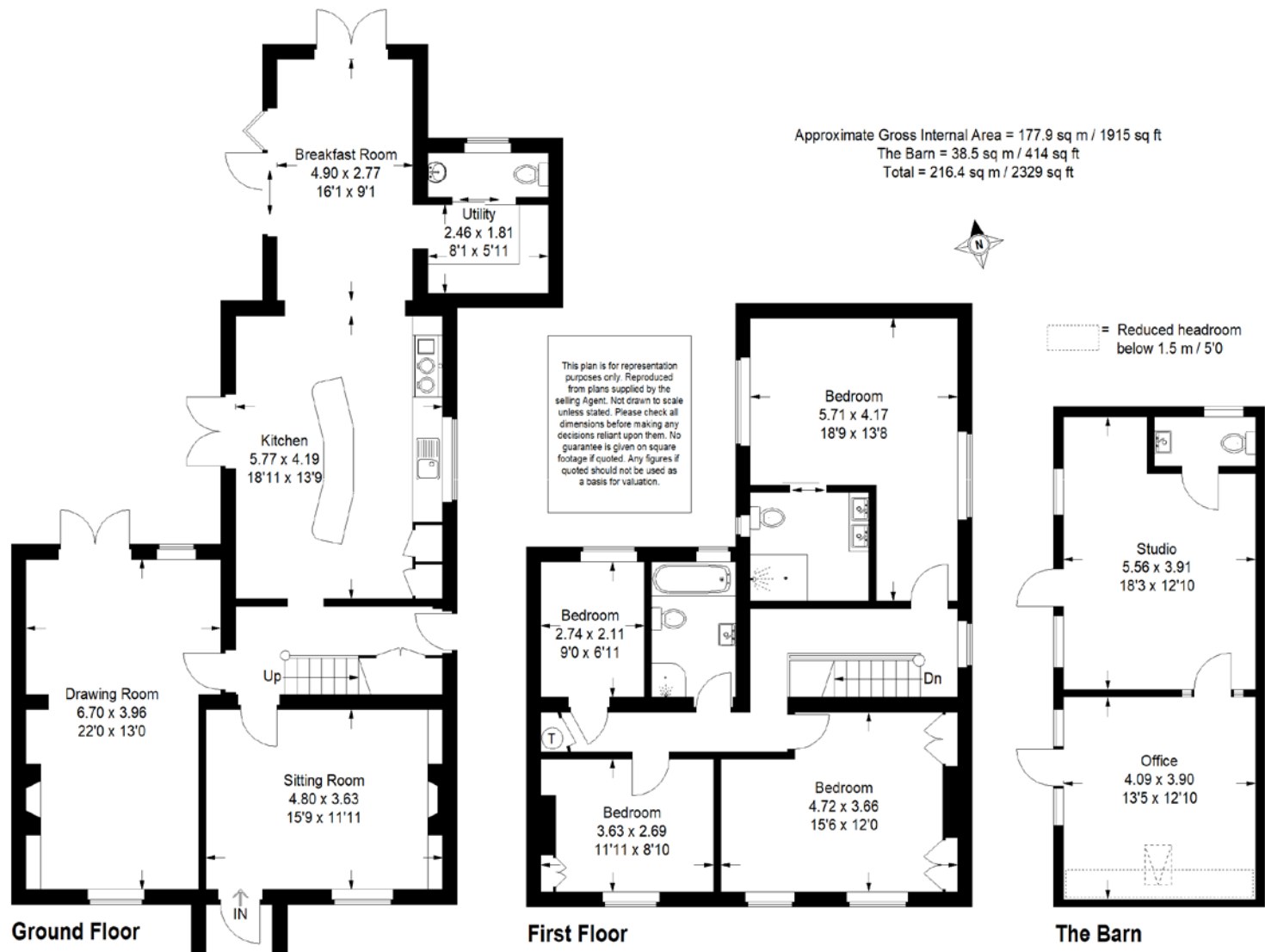
DIRECTIONS

From Petworth, as you head north, out of the town, drive over the mini roundabout, past the pub and take the right-hand fork signposted Balls Cross and Kirdford. Continue along this road for several miles and into Kirdford. Drive through the village, past the village shop on your left, then continue past the entrance to Bramley Close and the driveway to Oakfield House is the next drive on the left-hand side.

VIEWING

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





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