



2 Boderton Mews

Burton Park, Duncton, Petworth, West Sussex, GU28 0LS

www.alexharveyestateagents.co.uk

2 Boderton Mews

An exclusive three-bedroom mews house, situated on a private estate with a courtyard-style garden and fabulous countryside views. Located in a semi-rural location yet a short drive from Petworth and Pulborough mainline station.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- PRIVATE COURTYARD-STYLE GARDEN
- ALLOCATED PARKING SPACE
- EXCLUSIVE PRIVATE ESTATE
- NO ONWARD CHAIN









This beautifully located home, set within the prestigious grounds of a 140-acre private estate, offers a wonderful opportunity to reside in a setting of unrivalled tranquillity and charm.

Arranged over two floors, the property offers spacious and versatile accommodation. The welcoming hallway, with practical, yet stylish wood-effect flooring, provides access to the stairwell to the first floor, drawing room, and dining room. The drawing room, a lovely bright space, has a feature fireplace and two sets of French doors with views across an ornamental pond. An archway leads into the spacious conservatory, perfect for relaxing or entertaining guests, which leads out to the courtyard-style garden. The central dining room leads into the dual aspect kitchen/breakfast room. The kitchen is fitted with wall and base units with contrasting stone worktops and finished with white tiling. Appliances include an electric oven, ceramic hob with extractor over and space for a fridge/freezer.

The stairwell leads to the first floor with three double bedrooms and family bathroom. All of the bedrooms have built-in storage and bedroom one has the benefit of an en-suite shower room and a Juliet balcony boasting far reaching countryside views.





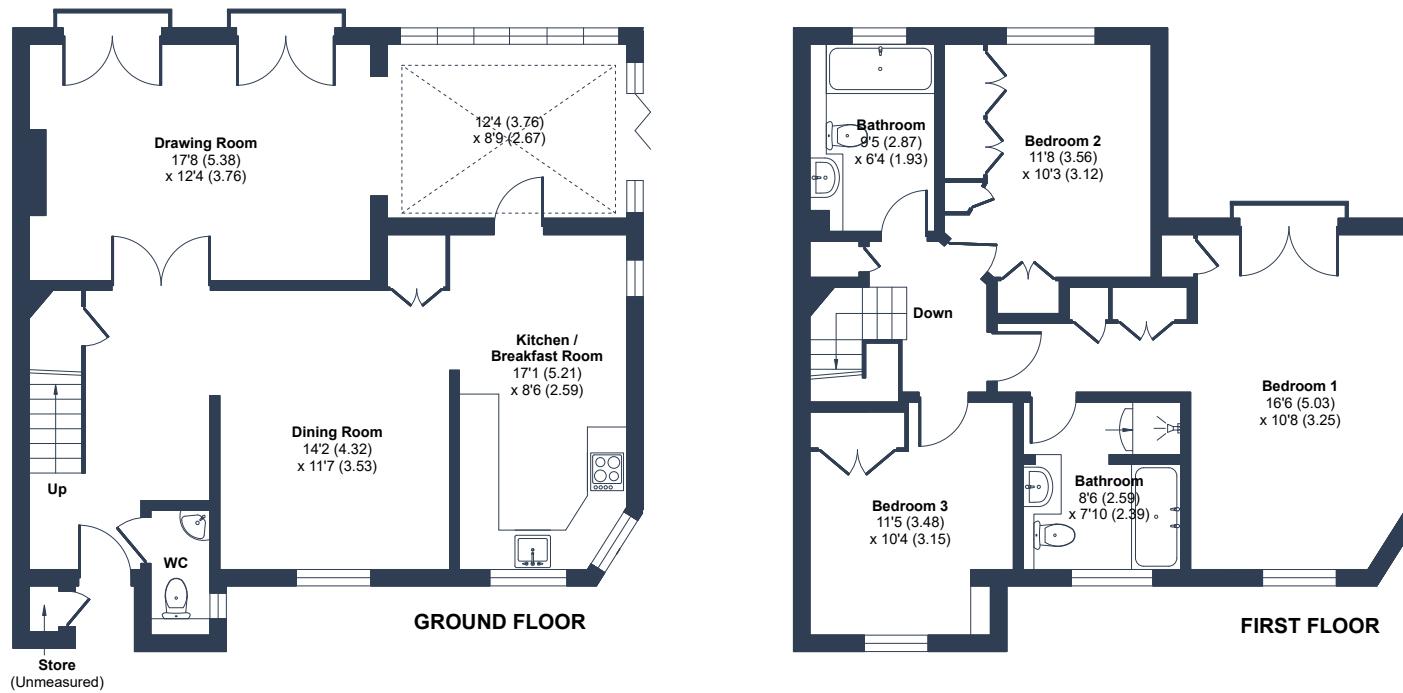


OUTSIDE

Set in 140 acres of private parkland and gardens, residents of this fabulous property have exclusive access to the estate's tennis courts, perfect for staying active. Covered allocated parking and visitor parking ensure convenience for both residents and guests. This home has a south-facing courtyard garden.

Duncton is a village 3 miles south of Petworth, a market town in West Sussex, with cobbled streets, plenty of independent shops and an impressive number of antique stores, giving it a truly historic feel. Petworth is home to Petworth House, a 17th-century grade I listed house and surrounded by the 700-acre Petworth Park with its magnificent herd of fallow deer. Pulborough, with supermarkets and mainline railway station, is around 8 miles away.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Alex Harvey Estate Agents. REF: 1207868

Approximate Area = 1527 sq ft / 141.8 sq m (excludes store)

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, LPG, private water and drainage system are connected to the property. Council Tax Band G. EPC - E. Agents Note: An estate service charge is applicable. Share of Freehold.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk