



## 5 Boderton Mews

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

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A three-bedroom mews house, built in 1997, designed sympathetically to reflect the architecture of the Grade I listed main house. Situated on a substantial private estate, with a south-facing private terrace and breathtaking views. Located in a semi-rural location yet a short drive from the market town of Petworth and from Pulborough mainline station.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- SOUTH-FACING PRIVATE TERRACE
- TWO ALLOCATED PARKING SPACES
- EXCLUSIVE PRIVATE ESTATE
- FAR-REACHING COUNTRYSIDE VIEWS



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 tiled flooring, provides access to the sitting room, kitchen, stairwell to the first floor, and downstairs cloakroom.

The sitting room is a lovely bright space with a feature fireplace and twin double doors opening onto the terrace, with views across the shared landscaped gardens. From the sitting room an archway leads into the spacious dining room, to the front of the property, with built-in shelving and storage. The kitchen is fitted with wall and base units with contrasting stone worktops and finished with under-unit lighting. Appliances include a double oven, four-ring gas hob with extractor over, and an integral dishwasher.

The staircase leads to the first-floor landing providing access to the three double bedrooms and a modern family bathroom. All bedrooms have built-in storage and bedroom one has the benefit of a luxury en-suite bathroom with shower bath, WC, basin unit with storage and is finished with contemporary tiling.

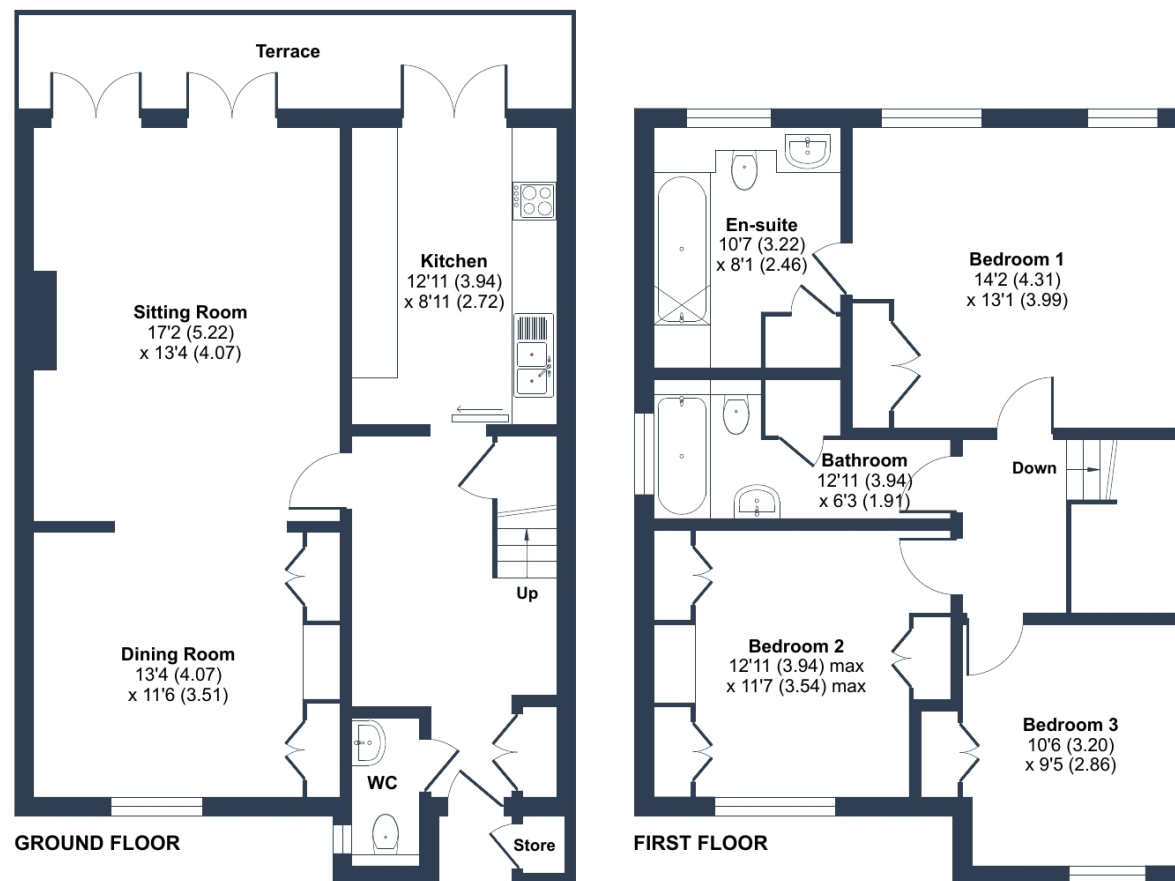


## OUTSIDE

This home has a private, south-facing terrace overlooking meticulously maintained gardens with areas believed to have been landscaped by 'Capability' Brown. Residents of this fabulous property enjoy access to 140 acres of private parkland including lakes, ponds, tennis courts and an 11th century Norman church. Two allocated parking spaces, one covered, and visitor parking provides convenience for residents and guests.

Duncton is a village set in the South Downs National Park, three 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 is surrounded by the 700-acre Petworth Park with its magnificent herd of fallow deer.





Approximate Area = 1362 sq ft / 126.5 sq m (excludes store)

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Alex Harvey Estate Agents. REF: 1302925

**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, metered water and private drainage are currently connected to the property.  
Council Tax Band G. EPC-F. Agent's Note: An estate service charge is applicable. Share of Freehold.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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