



## Old Hall House, Northchapel - GU28 9EN

Guide Price £799,995 - Freehold





# A delightful detached residence that has been thoughtfully updated to create a super bright and airy family home.

- Popular Village Setting
- Modern Detached Family Home
- Solar Panels/ Storage Battery & EV Charging Point
- Useful Utility Room & Separate Cloakroom
- Principal Bedroom With En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Southerly Aspect Rear Garden
- Driveway
- Short Walk Of Village Store, Recreation Green & School

Ideally positioned in the sought after village of Northchapel within a short walk of the village centre, this modern detached home has been thoughtfully improved and updated to create a wonderfully family home with light and bright rooms, open plan accommodation on the ground floor whilst still providing the feeling of defined living spaces. On the first floor there are four double bedrooms including a large principal bedroom with en-suite shower room. A family bathroom completes the accommodation. During their ownership our clients stripped back the house to the bare walls redesigning and refitting the kitchen, bathrooms, relocating the cloakroom and creating a utility room and store room. During the renovations in 2011, the house has had new central heating, been rewired and had replastered ceilings and walls and new windows.

Outside to the front there is a driveway with parking for 4/5 cars and access to the rear garden. immediately adjoining the house is raised secluded decked area with a pergola over. Steps lead down on the rear garden which is primarily laid to lawn enclosed by fencing with mature shrubs and trees. Large timber garden shed.

## Services

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Oil central heating, mains electric, direct mains water, and standard UK drainage. Solar panels/ storage battery and EV charging point. (As advised by our vendors).

Chichester District Council: Tax Band: G (£3,909.98 for 2025/26)

EPC Rating: C

## Directions:

SATNAV: GU28 9EN What3Words ///stick.deciding.opened

## Location:

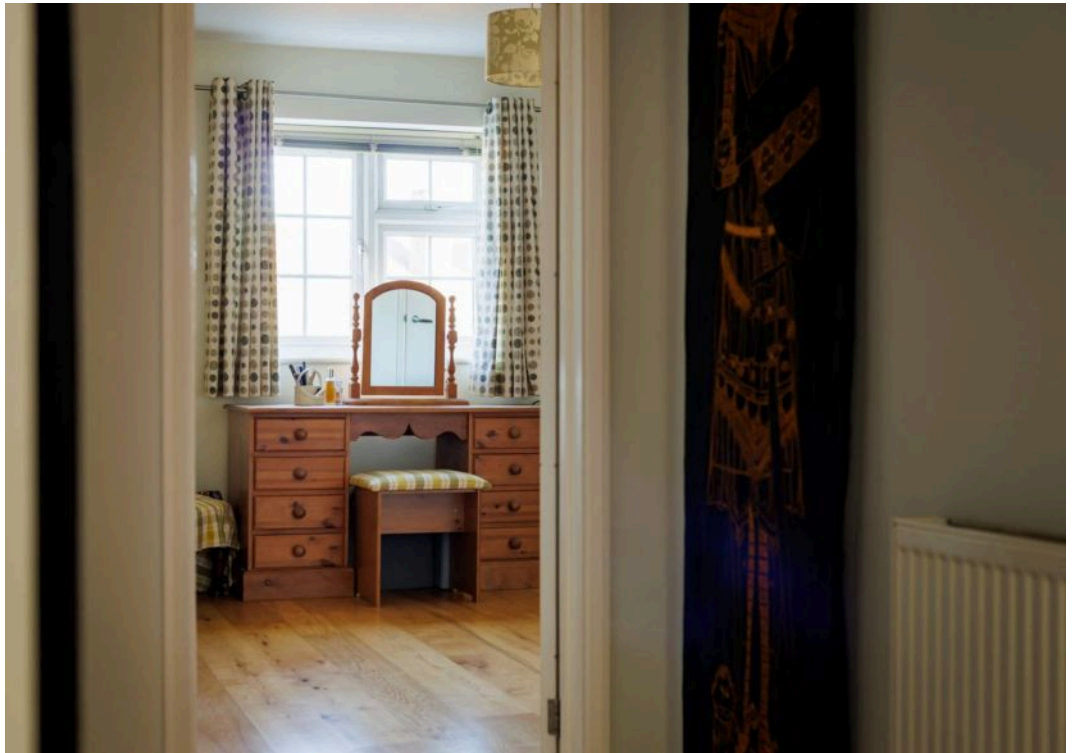
Northchapel is situated on the Surrey/Sussex border in the South Downs National Park, an area of outstanding beauty. It has a thriving community with a church, village green and hall, pub, shop and Post Office for daily needs whilst a wider range of shopping may be found at Petworth, Haslemere or Guildford. There is a good selection of schools in the area including Northchapel Primary School with nursery and buses run to Midhurst Rother College, together with independent preparatory and senior schools and bus links to several more including Seaford College and Amesbury School. Recreational opportunities include golf at Chiddingfold and Cowdray near Midhurst, country sports at a number of local venues and sport and leisure centres at Godalming and Haslemere. There is also polo at Cowdray Park, racing at Goodwood and sailing around Chichester harbour. Haslemere train station is approximately 7 miles with direct links into Waterloo from 49 minutes. Billingshurst approximately 10 miles away, provides a direct link to Victoria (66 minutes) and services to London bridge, journey time also 66 minutes. Road links are excellent with the A3 to London and Portsmouth just 9 miles away. All distances and journey times are approximate.

Instagram: Follow us @haslemerepropertyclub





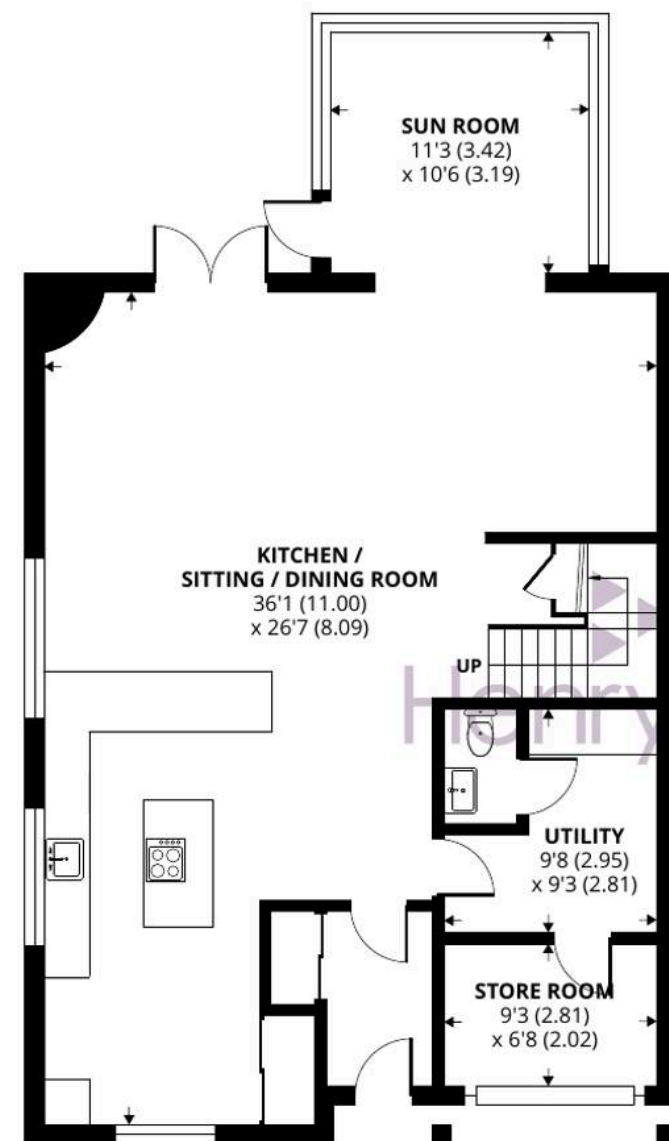




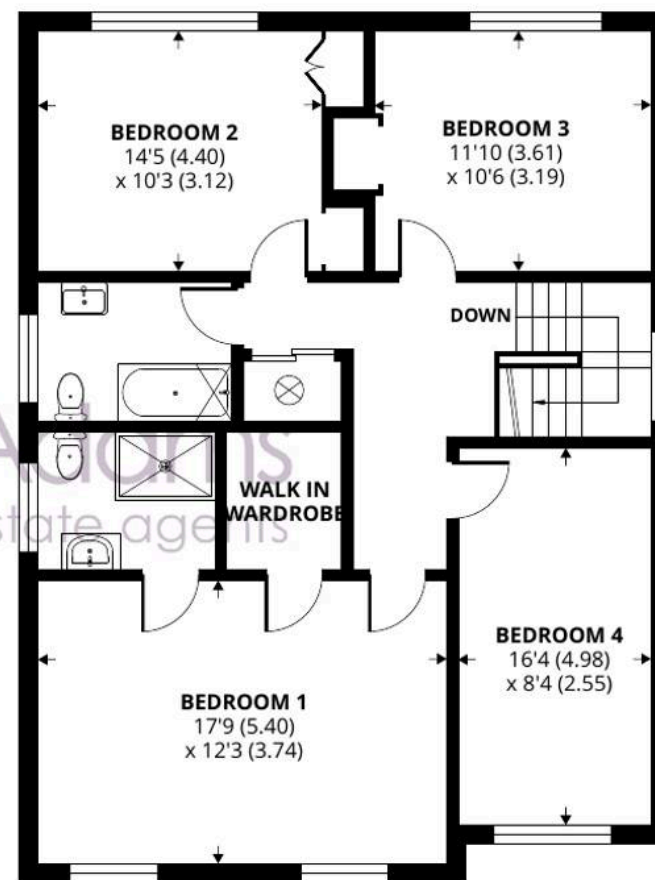








GROUND FLOOR



FIRST FLOOR

## Northchapel, Petworth

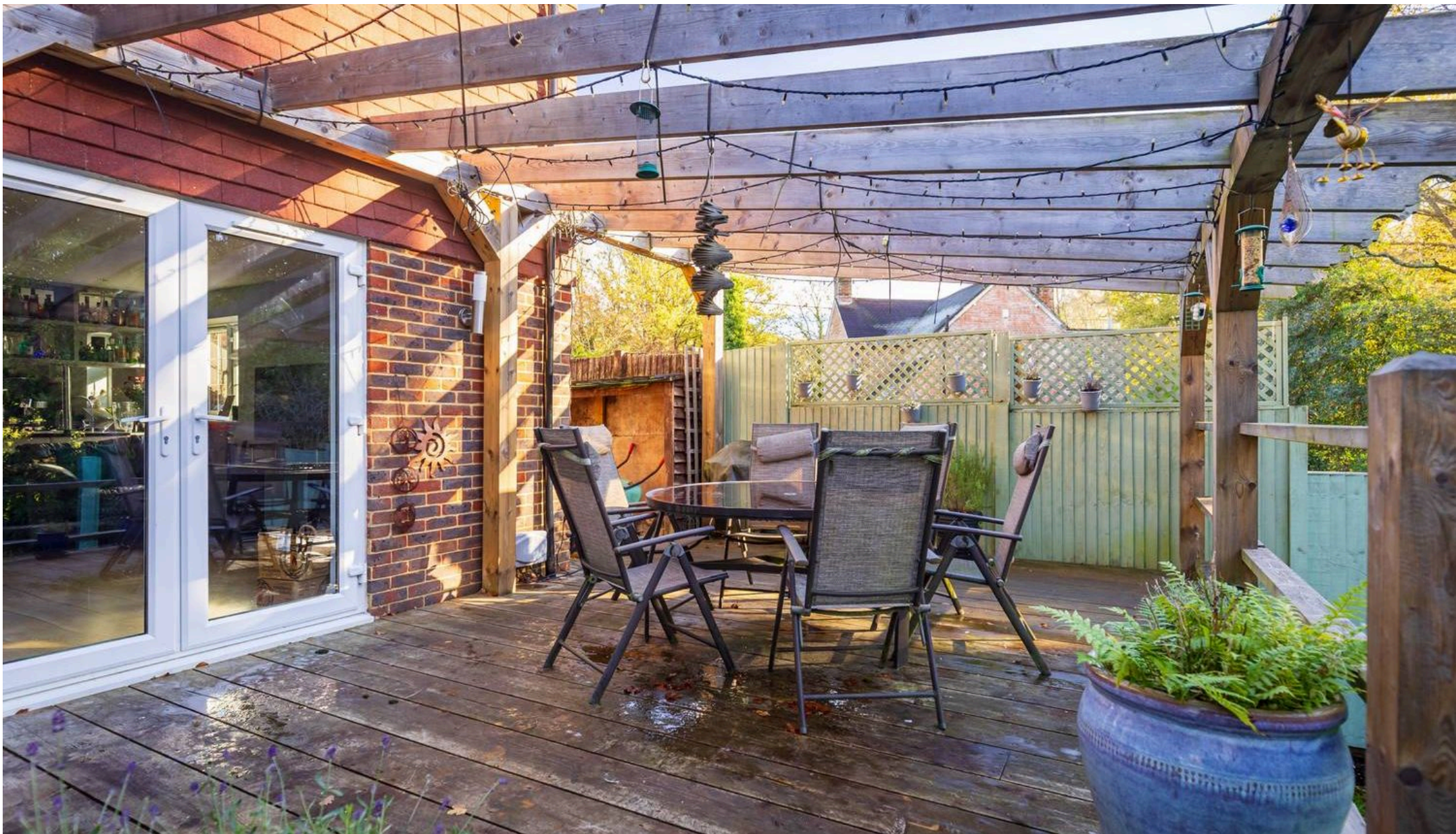
Approximate Area = 2010 sq ft / 186.7 sq m (includes store room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1381565





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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any