

## A DELIGHTFUL FIVE BEDROOM 16TH CENTURY FARM HOUSE

LICKFOLD, PETWORTH, WEST SUSSEX, GU28

Unfurnished or Part Furnished (Landlord is flexible) – £7,000 pcm + fees and other charges apply.\*

Available from 03/06/2019



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#### £7,000 pcm – Unfurnished

Drawing room • Dining room • Snug • Study
Kitchen/breakfast room • Five bedrooms • Four bathrooms • Separate one bedroom guest cottage•
EPC = E • Council Tax = H

#### Description

A delightful five bedroom Grade II listed farm house situated in a pretty village location within the South Downs National Park. The property would make an ideal country retreat offering excellent views of the countryside and a large well maintained garden including a swimming pool and a a large lake all set in approximately 1.5 acres of garden. There is a abundance of period features in the house including original beams and open fireplaces, the main drawing room is light and bright and leads to a pretty walled garden area. The house has been traditionally including a country decorated throughout, kitchen/breakfast room with views across the garden and lake area. The bedrooms are all good size doubles all with views across the grounds. To the front of the house you'll find a separate one bedroom cottage with kitchen and reception room, ideal for guess or live-innanny. The location is ideal for recreational activities including Cowdray Park for polo, Goodwood estate for racing, golf and leisure club, there is sailing at Chichester Harbour and excellent walking, cycling and riding in the local area.

#### Viewing

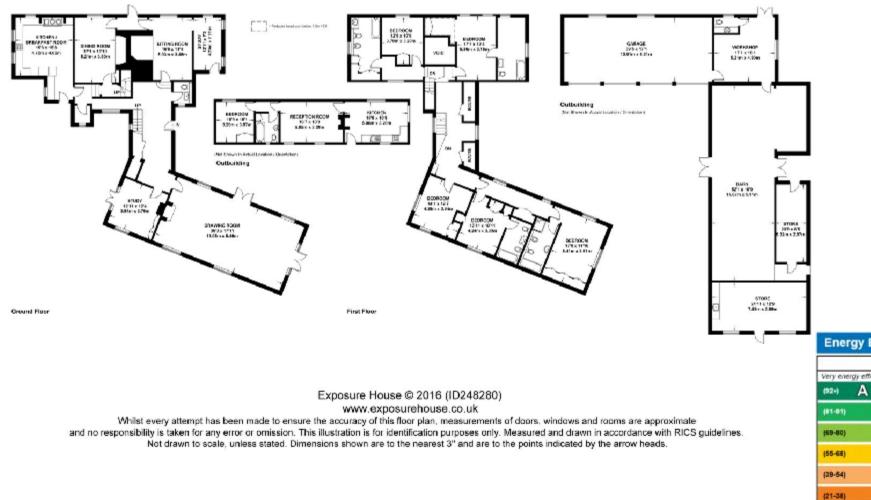
Strictly by appointment with Savills.

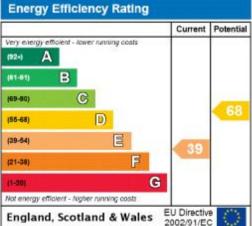




## Shotters Farm, Lickfold

Approximate Gross Internal Area = 375.2 sq m / 4039 sq ft (Excluding Eaves / Void) Outbuildings = 287.5 sq m / 3095 sq ft (Including Garage) Total = 662.7 sq m / 7134 sq ft





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Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to savills.co.uk/tenant-fees. For more detailed information read our Applicant Guide, hard copy available on request. 20190531SMAL

Guildford Lettings George Duff george.duff@savills.com +44 (0) 1483 796 833 Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.



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