



PRETTY GRADE II LISTED COTTAGE SITUATED AT THE FOOT OF THE SOUTH DOWNS

DUNCTON COTTAGE, DUNCTON, WEST SUSSEX, GU28 0LT

savills

Period charm in a downland setting

Delightful period cottage with original features throughout

- ♦ kitchen with utility room and larder ♦ sitting room
- ♦ dining room ♦ two cellars ♦ four bedrooms
- ♦ family bathroom ♦ beautiful landscaped gardens
- ♦ studio/workshop and garage

Description

Duncton Cottage is accessed via a private driveway into a generous gravelled parking area to the north with a path leading to the house. Built, we understand, in around 1650 with later additions in the 19th and 20th centuries. The property is arranged over two floors with the principal access to the ground floor being on the eastern side of the property. In practice, an entrance on the south side into a boot room then into the kitchen beyond tends to be used on a more regular basis (an alternative entrance is located on the northern side of the house providing direct access from the driveway). The traditional family kitchen features a gas and electric fired range cooker and leads to a utility room located to the rear of the house. The remainder of the ground floor features two charming reception rooms in the form of a dining room and a sitting room with inglenook fireplace housing a log burner. There is a large storage area, cellar and walk in larder.

To the first floor are four double bedrooms, a family bathroom and separate WC. Of particular note are the two bedrooms to the rear of the property which both enjoy enchanting views over the garden and the South Downs.

Outside, the established garden features mature trees along the southern boundary with a large lawned area complete with well stocked flower beds throughout. Located opposite to the house on the other side of the road is a studio/workshop with separate garage.

Situation

Located on the road running through the village and within the South Downs National Park, Duncton Cottage represents a pretty, clunch stone fronted detached family home with views across open farmland. The property is located to the south of the village within a small collection of houses either side of the A285 at the foot of the South Downs. Duncton itself lies approximately 3.5 miles to the south of Petworth and includes Seaford College and the Cricketers pub. Approximately half a mile from Duncton Cottage is a nine hole golf course at Seaford College and fly fishing at Duncton Mill. Petworth offers a diverse range of local shops catering for every day needs. For a more comprehensive selection of amenities, Chichester is approximately 10 miles to the southwest. The nearest mainline train station is at Pulborough (journey time from 72 minutes to London Victoria).

There is a wide selection of well-regarded schools in the area, both state and private, including Seaford College, Midhurst Rother College, Duncton C of E Junior School, Graffham C of E Primary School, Dorset House School, Great Ballard School and Windlesham House School.



Directions (GU28 0LT)

From the north, proceed south out of Petworth along the A285 towards Duncton. Proceed through the village and a short distance after Seaford College, following a series of sharp bends, the property can be found on the right hand side. Turn right into the driveway entrance located just before the property. From the south, proceeding north on the A285 over the South Downs, continue ahead at the foot of Duncton Hill passing Beechwood Lane on the left hand side. The property can be found on the left hand side after a further 100m with the entrance to the drive located a short distance further on the left.

Mileages

Petworth 3.7 miles ♦ Pulborough 7.9 miles ♦ Services to London Victoria from 72 minutes ♦ Haslemere 14.4 miles ♦ Services to London Waterloo from 49 minutes ♦ Chichester 10.9 miles ♦ Gatwick 34 miles ♦ London 56 miles. (All mileages are approximate)

Tenure

Freehold

Services

Mains water and electricity. Private gas and drainage.

Important Notice

Photographs taken March and April 2018

Local Authority

Chichester District Council – 01243 785166

Fixtures & Fittings

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross Internal Area (approx)

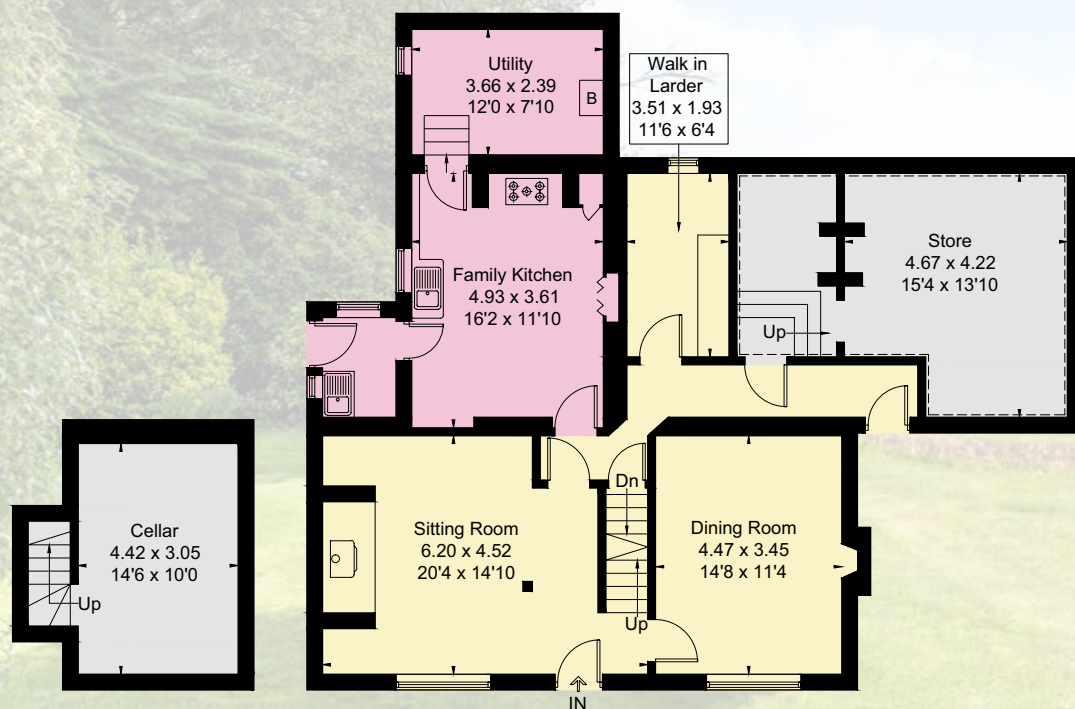
Cottage = 200.1 sq m / 2154 sq ft

Cellars = 40.5 sq m / 436 sq ft

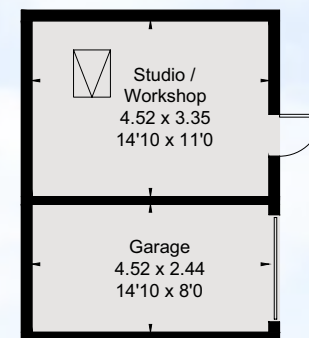
Workshop = 15.1 sq m / 162 sq ft

Garage = 11.0 sq m / 118 sq ft

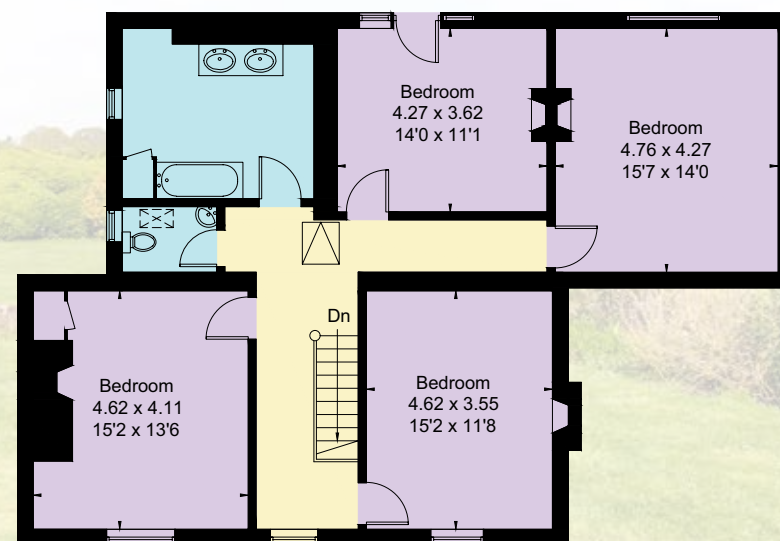
Total = 266.7m / 2870 ft



Lower Ground Floor Ground Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



First Floor

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