

# BENGES COTTAGE

UPWALTHAM



savills

## PICTURESQUE GRADE II LISTED COTTAGE WITH FAR REACHING VIEWS TO THE COAST

Kitchen ♦ dining room ♦ conservatory ♦ sitting room ♦ four bedrooms ♦ three bath/shower rooms (one en suite) ♦ laundry room ♦ loft room ♦ beautiful garden with spectacular views ♦ studio

### Mileages

Petworth 7.5 miles, Chichester 7.5 miles, Guildford 30 miles, Gatwick 38 miles, London 60 miles (All mileages are approximate).

### Description

Understood to be built during the 19th century, Benges Cottage is a charming Grade II listed flint cottage situated in an elevated position within the South Downs National Park.

The ground floor accommodation consists of a kitchen with a range of fitted cupboards and built in appliances, a large sitting room with a substantial central wood burning stove and double aspect dining room. The downstairs is complemented by a conservatory/garden room overlooking the garden.

On the first floor, there are three double bedrooms one of which is en suite, a family bathroom, laundry room and store room.

A spiral staircase leads to a useful loft room currently being used as a further bedroom.

Outside, the property is approached by a shared track that continues into Forestry Commission woodland. The gardens are approaching 0.5 acre and enjoy spectacular views to the coast through an opening in the woodland. The gardens are mainly laid to lawn and are framed by trees. Benges Cottage benefits from a timber framed studio with power and light.



**Situation**

Nestled in the heart of the Sussex Downs between Petworth and the cathedral city of Chichester, Upwaltham is a rural hamlet of period properties with a parish church set amidst spectacular rolling countryside.

The Roman city of Chichester offers a broad range of cultural, leisure and shopping facilities, including the historic Cathedral, renowned Festival Theatre and the Goodwood Estate, with golf, horse racing, as well as the Festival of Speed and Revival motor racing events.

Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by attractive rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in the town, with other concerts and activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses and polo at Cowdray Park.

**Tenure**

Freehold.

**Services**

Main water and electricity. Private drainage.

**Postal Address**

Benges Cottage, Upwaltham, Petworth, GU28 0LZ

**Important Notice**

Photographs taken April 2019.

**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.

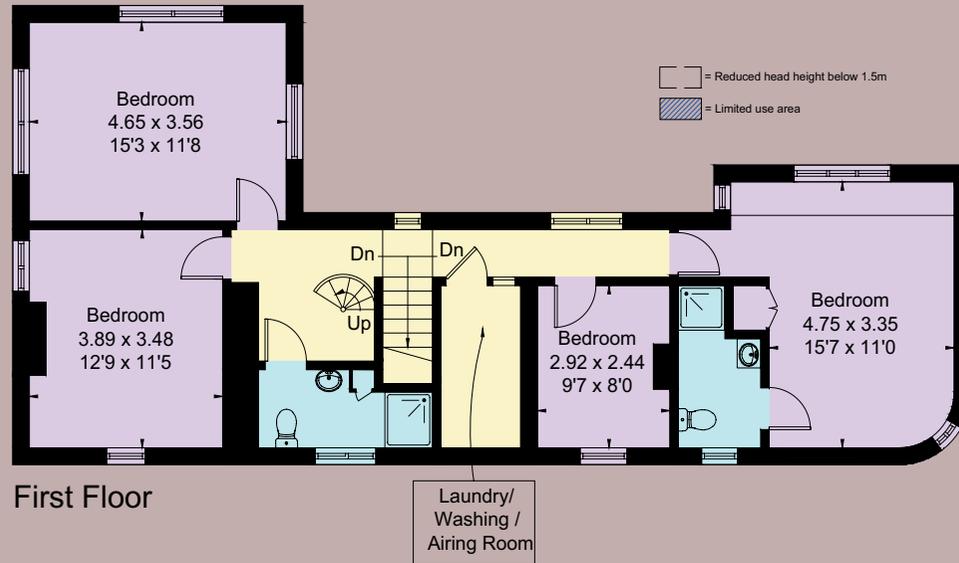
**Viewing**

Strictly by appointment with Savills.

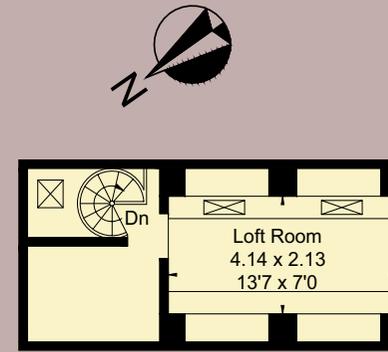


## FLOORPLANS

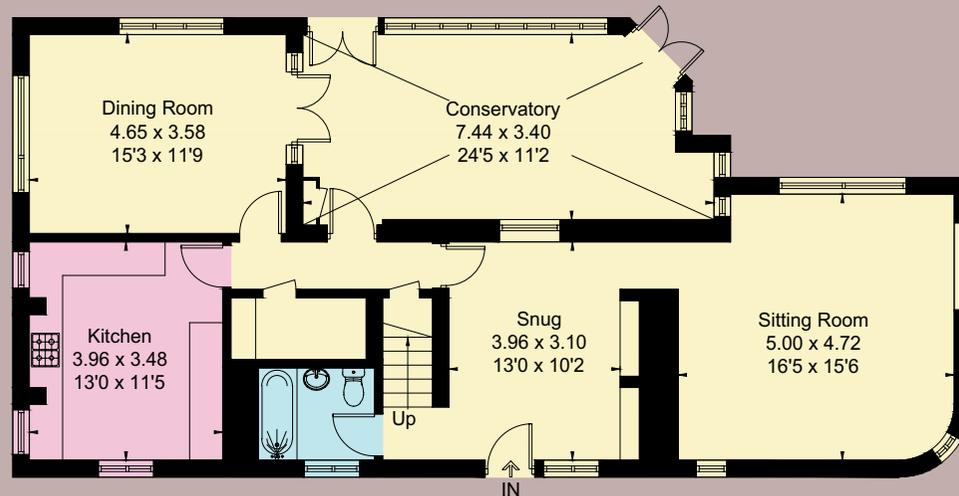
Approximate Floor Area = 217.4 sq m / 2341 sq ft (Excluding Reduced Head Height / Outbuilding)



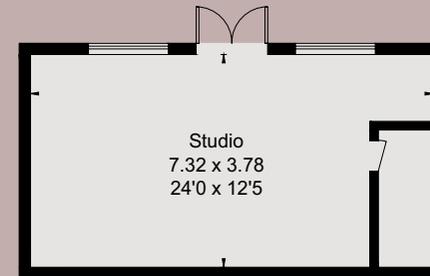
First Floor



Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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