

YEW TREE COTTAGE

DUNCTON



AN EXCITING OPPORTUNITY TO ACQUIRE A PERIOD HOME WITH SPECTACULAR VIEWS

Sitting room ♦ drawing room ♦ kitchen
♦ utility room ♦ conservatory ♦ 3 bedrooms
♦ two bathrooms ♦ gardens ♦ double garage
♦ beautiful farmland views

Description:

Yew Tree Cottage is an attractive detached home set in an idyllic location on the outskirts of the village of Duncton. Whilst the property is in fair condition it retains both character and original features, it is now in need of updating and modernisation.

There are three reception rooms, a well-proportioned sitting room, drawing room with doors leading to the garden and a conservatory. The kitchen benefits from views out to the rear garden, the downstairs accommodation is completed by a utility room and a bathroom.

On the first floor there are three bedrooms and a family bathroom.

Outside, the gardens are mainly laid to lawn and are framed by hedging and mature trees, there are spectacular views across farmland to the Downs and the property also benefits from a double garage.



Situation:

Duncton village, surrounded by rolling countryside, which is predominately owned and managed by the large country estates in the area, lies 3 miles south of Petworth on the A285, and forms part of the South Downs National Park. The village has a public house namely The Cricketers and is home to the Duncton CE Junior School and an independent school Seaford College. Being close to the South Downs Way, there are many footpaths and cycling tracks to explore locally.

Tenure: Freehold.

Services: Mains water and electricity, private drainage.

Important Notice: Photographs taken May 2019.

Local Authority: Chichester District Council –
01243 785 166

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

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Postal Address: Yew Tree Cottage, Duncton,
West Sussex, GU28 0JY



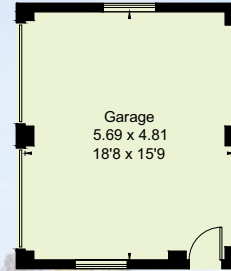
FLOORPLANS

Approximate IPMS2 Floor Area = 150.6 sq m / 1621 sq ft

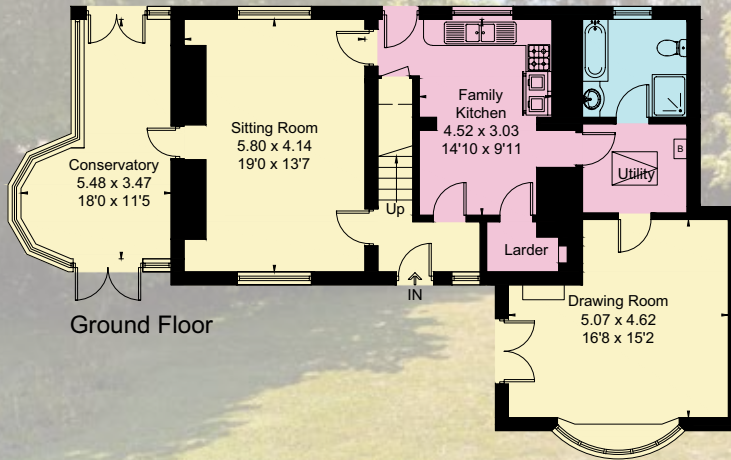
Garage = 27.4 sq m / 295 sq ft

Limited Use Area = 2.2 sq m / 24 sq ft

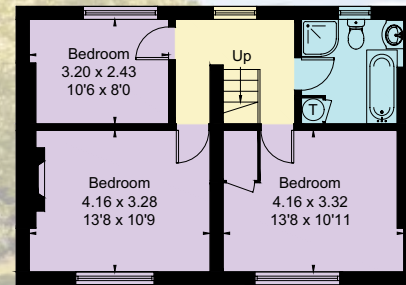
Total = 178 sq m / 1916 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Savills Petworth,
Exchange House, Petworth
GU28 0BF
petworth@savills.com
01798 343111

savills.co.uk

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