



Character cottage with gardens of about one acre

Rose Cottage, Duncton

Freehold

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Entrance hall • Kitchen with breakfast area • Sitting room
• Dining room • Three bedrooms • Two bathrooms
• 'The Smithy' outbuilding • Double garage • Store
• About an acre

Description

Rose Cottage is a substantial family house conveniently situated on the outskirts of Petworth at Duncton. This pleasant situation at the foot of the South Downs gives good access to the cathedral city of Chichester and onward to the Goodwood Estate and the south coast. Part brick, part stone rendered, the origins of the property can be traced as far back as the 17th century. The accommodation provides practical, comfortable living and character features such as open fireplaces and oak joinery are evident.

A driveway bisects the lawn and there is ample turning and parking at the rear of the plot. The gardens are a particular feature and envelope the property. Wide lawns with an array of flower and shrub beds with mature trees and shrubs interspersed throughout the lawn. The garden affords much privacy offering ample opportunity to entertain and enjoy the views of the South Downs nearby. Beyond the garden is a large field, bounded by natural hedging which offers privacy and protection.

The Smithy, a versatile outbuilding comprising garaging, store and work from home opportunity is situated at the rear of the one acre plot and was added to the site during the Victorian era. There is also a brick and tiled privy.

Situation

Duncton is a village in the lee of the Downs approximately 3 miles south of Petworth. There are two parish churches in the villages, The Cricketers public house, a primary school and Seaford College. Petworth is a picturesque market town with a good selection of shops and restaurants, surrounded by rolling countryside. Adjoining the town is Petworth House and Park, owned by the National Trust. In July, the annual music and arts festival takes place in Petworth, with other concerts and activities taking place throughout the year. There are numerous sporting activities available in the area, including several local golf courses, racing at Goodwood and polo at Cowdray Park. Rail services are available from Haslemere station to London Waterloo and from Pulborough station to Gatwick and London Victoria.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Rose Cottage Duncton, West Sussex, GU28 0LB

Approximate Floor Area 151 sq m / 1625 sq ft

Garage 28.2 sq m / 303 sq ft

Outbuilding 24.5 sq m / 264 sq ft

Total 203.7 sq m / 2192 sq ft



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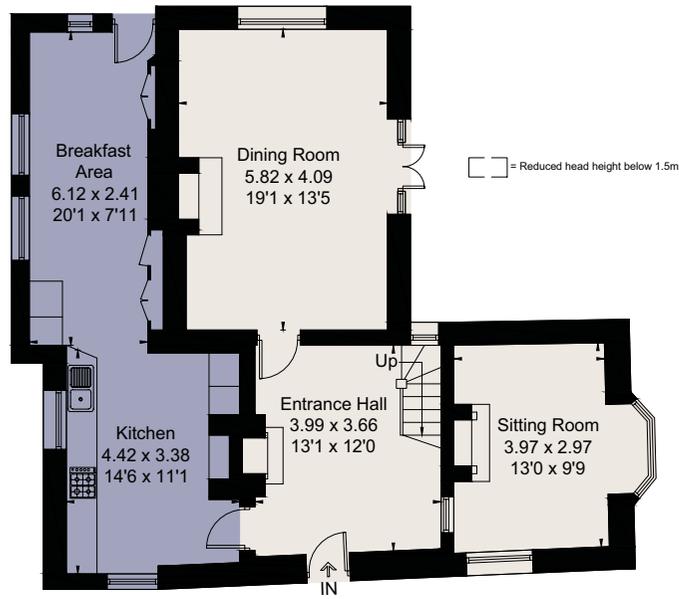
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Savills Petworth

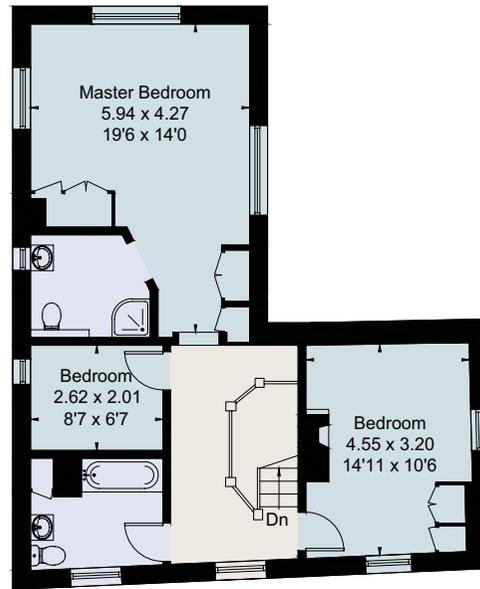
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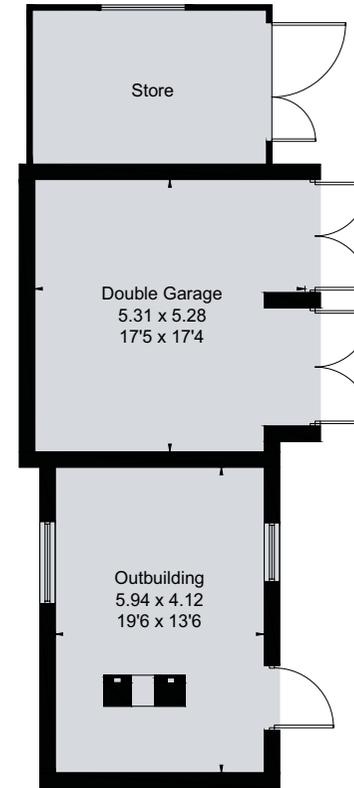
The Smithy



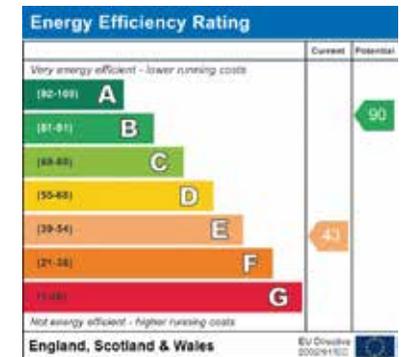
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 190701AD

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