



# Delightful period cottage in the village

Ivy Cottage, Duncton

Freehold

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Charming character cottage • Kitchen • Three reception rooms • Utility room • Downstairs WC • Four bedrooms • Family bathroom • Gardens measuring 0.35 acre • Downland views

### Description

Ivy Cottage in an attractive detached home set in an elevated position in the heart of the village.

The accommodation comprises a kitchen with space for informal dining, sitting room with log burning stove, an adjoining dining room and a cosy living room perfect for the winter months. All reception rooms are wonderfully light and offer pretty views to the front and rear gardens. The downstairs accommodation is completed by a utility room and cloakroom with access to the terrace.

To the first floor are three double bedrooms and an additional adjoining fourth bedroom currently used as a study. There is a generous sized family bathroom with bath and walk in shower.

The gardens are of particular note and are mainly laid to lawn with vegetable garden, fruit trees and farmland views. There are numerous sheds, outbuildings and a chicken run.

Ivy Cottage is accessed via a wooden gate and the property has parking for two cars.

### Situation

Duncton village, surrounded by beautiful rolling countryside, which is predominately owned and managed by the large country estates in the area, lies around three miles south of Petworth on the A285, and forms part of the South Downs National Park. The popular 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, bridlepaths and cycling tracks to explore locally. The nearby Heathend Farm shop is ideal for everyday requirements whilst the market town of Petworth has a wider range of shops and services.

### Tenure

Freehold

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

### Important Notice

Photographs taken June 2019.









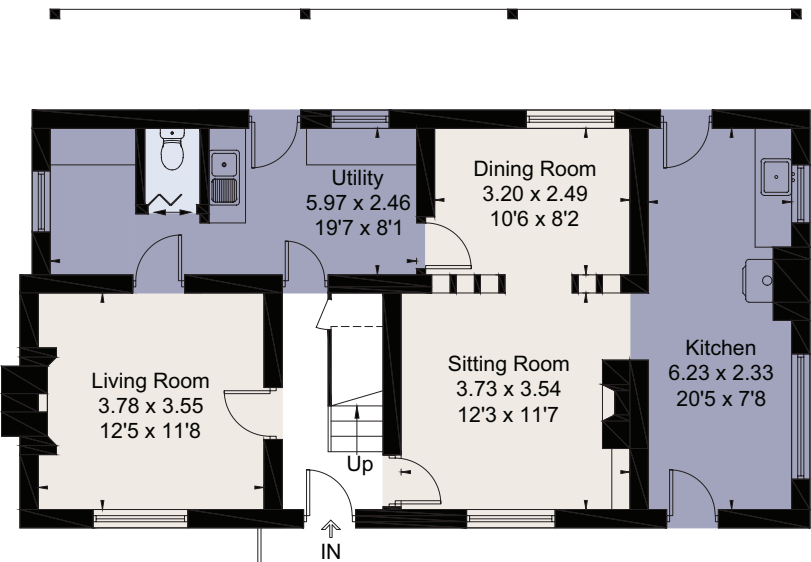
Ivy Cottage, Duncton, Petworth, GU28 0JZ  
Approximate Area 152.0 sq m / 1636 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



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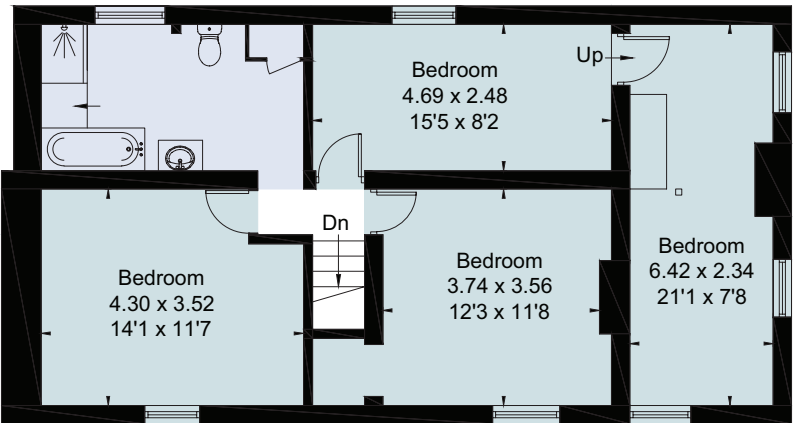
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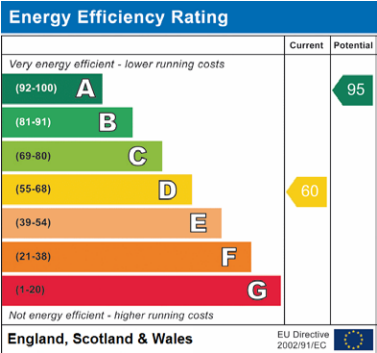


Ground Floor

= Reduced head height below 1.5m



First Floor



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