



## Delightful period cottage in the heart of Kirdford village

Little Comptons, Kirdford, West Sussex, RH14 0LT

Freehold

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Grade II listed • 3 bedrooms • Sitting room • Kitchen / dining room • Family room • 2 bathrooms • Double garage • Central village location

### Description

Situated adjacent to the medieval village church, Little Comptons enjoys a fantastic central position with quintessential village views. The property is Grade II listed and is believed to date from the 17th Century with later additions, and a number of period features.

Ground floor accommodation comprises a fantastic kitchen / dining room which has been recently updated and features bespoke solid wood units, stone floors, feature fireplace and gas fired Aga. The triple aspect drawing room has a fireplace with exposed brick surround and wood burning stove. There is also a cosy family room and third bedroom and shower room on the ground floor. To the first floor are two bedrooms and a family bathroom.

The property is approached via a gated gravel driveway with parking for several cars. The classic cottage gardens are well stocked, with lawned area, borders and beds and various terraced areas around the house for al fresco dining and entertaining.

### Location

Kirdford is located on the edge of the South Downs National Park approximately four miles to the north east of Petworth and three miles to the north west of Wisborough Green. The village is one of only a few such villages in this part of

West Sussex to boast a thriving local store that is well supported by the local community along with two highly regarded pubs and a church.

The local store offers a good range of shopping for daily needs while more comprehensive shopping can be found in Billingshurst, Haslemere and Petworth. Main line stations at Billingshurst and Witley provide regular services into Victoria and Waterloo respectively.

An excellent choice of local schools includes the Kirdford and Plaistow Primary School in the village and the Weald secondary school at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Penntorpe are within easy reach.

Kirdford and the surrounding area offers many recreational attractions with golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world famous motor sport events at Goodwood include the Festival of Speed and the Revival Meeting.

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Savills.





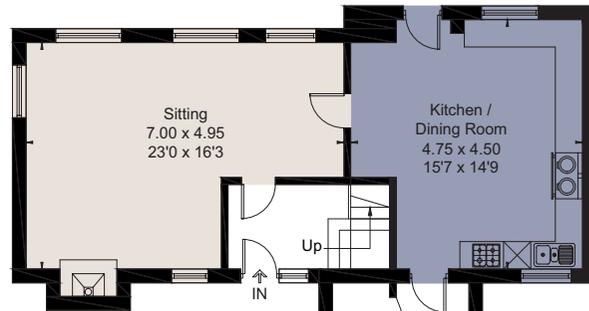
**Little Comptons, Kirdford, West Sussex, RH14 OLT**  
**Approximate Area** 176 sq m / 1894 sq ft (Excluding Void)  
**Garage** 32.5 sq m / 350 sq ft  
**Total** 208.5 sq m / 2244 sq ft



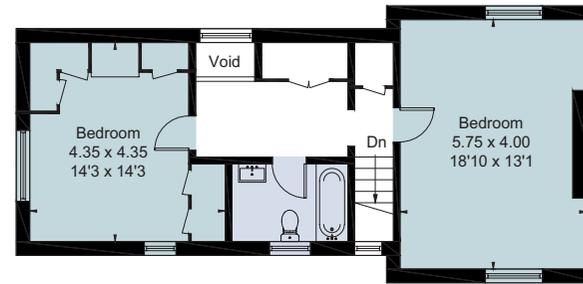
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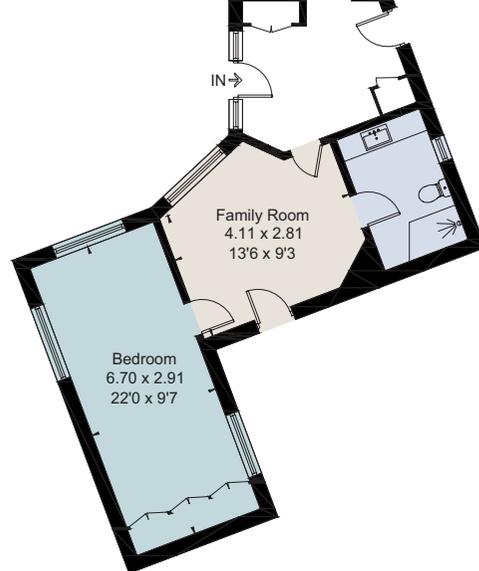
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © 211214JM

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