Single storey cottage near Petworth with fantastic views

Garden Cottage, Almhouses, Tillington, Petworth, GU28 0RA

Guide £695,000 Freehold

savills

Charming cottage of character • Living room • Kitchen/ Dining room • Garden room • Three bedrooms (en suite shower room) • Bathroom • Large lawned garden with views to the South Downs • Extensive parking

Description

Garden Cottage is a charming home of character located between Petworth and Tillington. The property has a lovely large garden facing south with stunning views across farmland to the South Downs. The accommodation is balanced, offering comfortable living with both reception rooms and the principal bedroom enjoying the southerly aspect.

The living room is a fine, well proportioned dual aspect room with the kitchen/dining room to the rear with doors directly on to the garden.

The bedrooms have built in wardrobes and one has an en suite shower room with the two remaining bedrooms served by a family bathroom. A garden room provides versatility either as a good sized reception, work from home space or additional bedroom. A utility room completes the accommodation.

Outside the south facing garden is a wide level lawn bounded by established hedging and fencing with glorious views of the South Downs. Areas of terrace are perfect for al fresco dining and relaxing and there is extensive gravelled courtyard parking on own driveway.

Services

Mains water electricity and drainage, oil fired central heating.

Directions

What3words - ///balancing.blizzard.ballparks

Local Authority

Chichester District Council, council tax band, F.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = E

Viewing

Strictly by appointment with Savills.

Location
Tillington is a sought after village located close to the market town of Petworth. It is served by a recreation ground, church and the well regarded pub, The Horseguards Inn. Petworth is a picturesque town with a good selection of shops and restaurants, surrounded by beautiful rolling farmland. Adjoining the town is Petworth House and Park, owned by the National Trust.
Cowdray Park and Goodwood afford a lively social scene for anyone into polo, horse racing and motor racing. For sailing enthusiasts there are several centres along the coast, including Chichester Harbour, Itchenor and Bosham. The cathedral city of Chichester offers a wealth of attractions, restaurants and shops in a historic setting. There are also many golfing opportunities at Cowdray, Goodwood and the West Sussex Golf Club in Storrington.

The nearest mainline train station is Pulborough, less that 6.5 miles away, which serves London Victoria (journey time from 72 minutes) and Haslemere station just 12 miles away has a direct line to London Waterloo. Pulborough as a larger town also has two large supermarkets along with more local facilities.

There is an excellent selection of state and independent schools in the area, including Seaford College and Westbourne House near Chichester, Ditcham Park, Churchers College and Bedales at Petersfield, Highfield and Brookham at Liphook, and Midhurst Rother College.

All distances and journey times are approximate.

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Approximate Floor Area 105.3 sq m / 1133 sq ft

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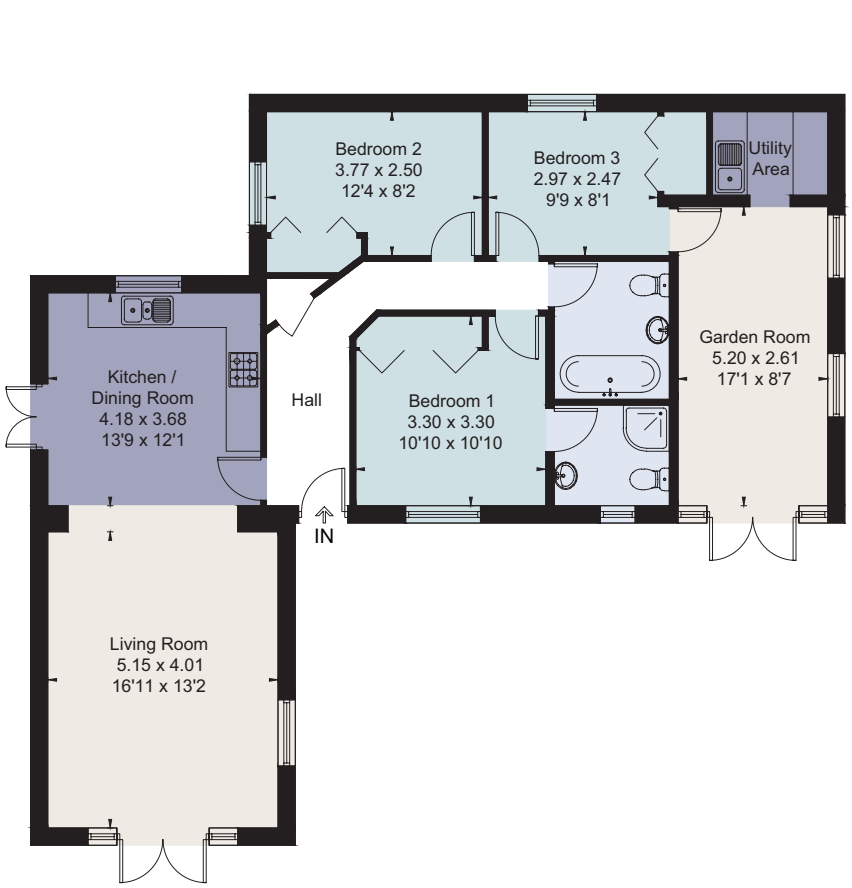

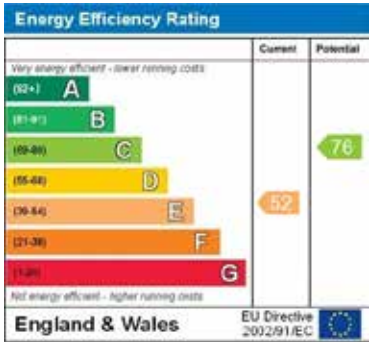

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