



2 BARRINGTON COTTAGES





## 2 BARRINGTON COTTAGES

Byworth  
Nr Petworth  
West Sussex  
GU28 0HJ

Guide Price: £575,000 Freehold

Entrance Porch & lobby  
Large reception room with vaulted ceiling • Dining room  
Kitchen • Large landing/study area  
3 bedrooms • 2 bathrooms  
Pretty cottage garden with terraced area  
Parking for two cars • Central village location  
Within the South Downs National Park

### DESCRIPTION

2 Barrington Cottages is a unique, semi-detached, 3 bedroom cottage with plenty of charm and character, situated within the very sought after small rural village of Byworth, a short distance from Petworth. The cottage has period origins with a more recent modern extension and spacious accommodation arranged on 3 levels. From the front garden an entrance porch leads into the inner lobby area with the kitchen to one side left that is fitted with a range of cupboards, including a white granite style work top, an electric hob and oven below, spaces for a fridge/freezer and washing machine. From the lobby is the dining room with an open staircase that leads a half landing and to a bathroom. The stairs then lead to a spacious landing/study area which opens into the good size drawing room which has an attractive vaulted ceiling, working fireplace, large windows overlooking the garden and French doors opening to a paved terrace area. Also off the landing area is the third bedroom and a second bathroom. A further short staircase leads to 2 further bedrooms.

Outside the cottage is approached from the lane up a steep drive to a small front garden which has a brick







path leading to the front porch. Just beyond the house are two (in tandem) off street parking spaces. The rear garden is mainly laid to lawn with a selection of mature shrubs and trees and mainly bordered by close board fencing.

### SITUATION

2 Barrington Cottages is located in a peaceful semi-rural setting in the popular rural village of Byworth close to the Black Horse pub. Byworth is situated within the South Downs National Park and is about a mile to the east of the ancient market town of Petworth which has a wide range of independent shops etc. catering for every day needs and the National Trust owned Petworth House and Park. Pulborough (about 5 miles) has a mainline station (London Victoria and London Bridge) two large supermarkets and the West Sussex Golf Club. Midhurst (about 8 miles) has further shopping facilities and polo and golf at Cowdray Park, and a health club at The Spread Eagle Hotel. Haslemere (about 12 miles) also has a mainline station (to Waterloo). Goodwood (about 11 miles) has horseracing, motor racing, golf and a health club. Chichester (about 15 miles) has more extensive shopping facilities and the Chichester Festival Theatre. Guildford (about 23 miles) and London (about 50 miles) are accessed via A283/A3.

### SERVICES

Mains electricity and water are connected. Private drainage. Oil fired central heating and hot water.

### DIRECTIONS

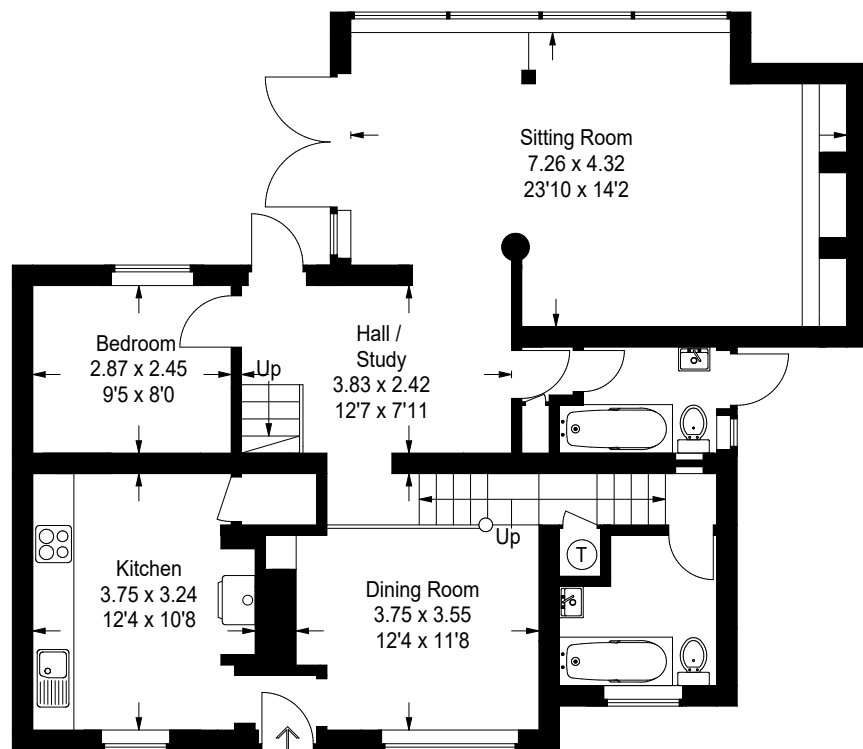
From Petworth take the A283 in the direction of Pulborough and after 0.7 of a mile turn right in to Byworth. Go through the village and you will see the Black Horse public house on the right, almost immediately afterwards turn left into the shared driveway and you will find 2 Barrington Cottages on the left-hand side.

### VIEWING

Strictly by appointment with the sole agent  
RH & RW Clutton – 01798 344554



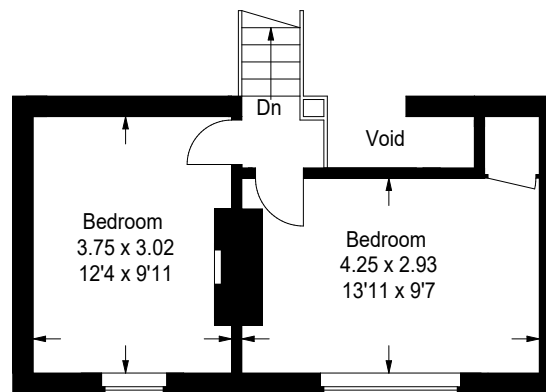




Approximate Gross Internal Area (Excluding Void)  
114.5 sq m / 1232 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property.

Property particulars prepared April 2021



01798 344554

[www.rhrwclutton.com](http://www.rhrwclutton.com)

New Street | Petworth | West Sussex GU28 0AS