



2 BARRINGTON COTTAGES



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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

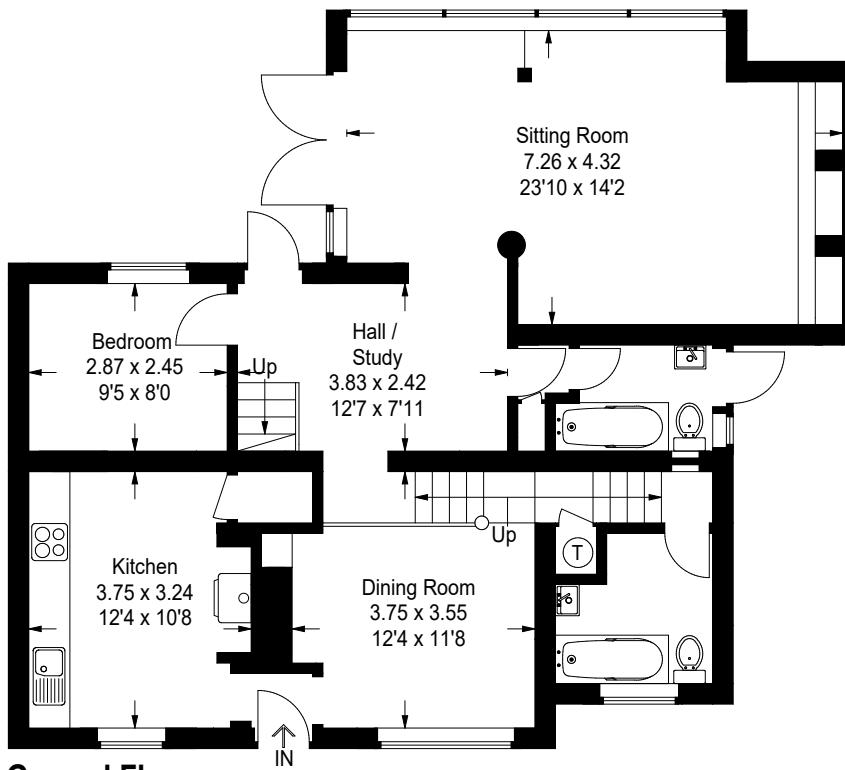
Mains electricity and water are connected. Private drainage. Oil fired central heating and hot water.

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



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