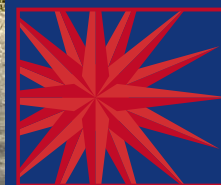




No Parking 1.30 - 2

5 COURTHOUSE CLOSE



RH & RW
CLUTTON

5 COURTHOUSE CLOSE

Rosemary Lane

Petworth

West Sussex GU28 0FB

Guide Price: £625,000 – Freehold

Entrance hall

Large l'shaped sitting room with dining area

Conservatory • Fully fitted kitchen/breakfast room

Principal bedroom with en suite shower room

Further double bedroom • Family bathroom

Study/single bedroom 3 • South facing garden

Car port • Large external storage shed

Visitor parking

A short walk from Petworth Town Centre

DESCRIPTION

5 Courthouse Close is a charming, modern, end of terrace cottage located in a small private enclave in the heart of Petworth, including far reaching views towards the South Downs in the distance. The cottage was built about 7 years ago and forms part of a small development of just 9 houses, built to a very high specification in a traditional style, with attractive elevations combining brick and stone under a pitched roof of natural grey slate. The house has low annual running costs and the well-presented accommodation includes a spacious entrance hall with cloakroom. The lovely L-shaped sitting/dining room is south facing with double glazed doors opening onto to the garden. In addition, there is a small conservatory. From the dining area, double glazed doors open into the good size fully fitted kitchen/breakfast room, with a good range of fitted cupboards and integrated Neff appliances as well as a laundry cupboard.

An easy staircase rises to the first floor with a landing and large linen cupboard. The main bedroom has some superb rooftop and far-reaching rural views towards the South Downs, as well as a fitted wardrobe and an ensuite shower room. There is also a guest bedroom, a study/possible single bedroom and a bathroom. Outside, an easy to





maintain south facing garden includes a paved terrace, planted beds and an area of lawn, all enclosed by a close board fence, with a side gate for access. A timber framed car barn with a natural slate roof provides one covered parking space and a shed for bin store and storage. There is a communal garden area at the front and visitor parking.

LOCATION AND AMENITIES

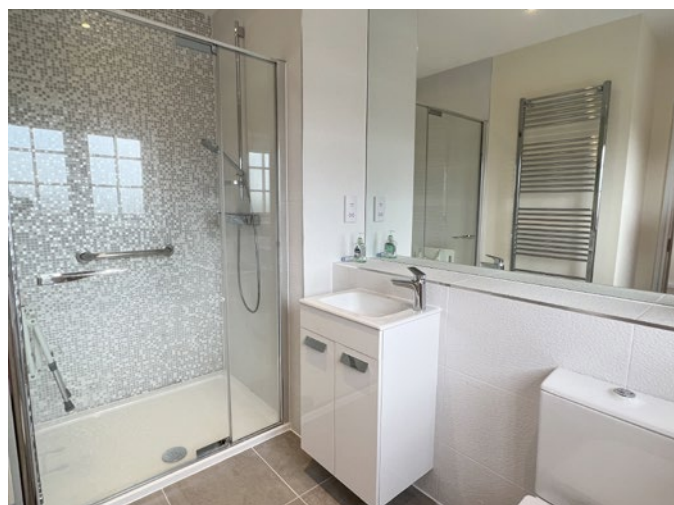
Courthouse Close is tucked away off Rosemary Lane, in a very quiet yet accessible, central location in the heart of Petworth, just off the High Street, within the Conservation Area and with easy access to the excellent range of quality independent and specialist shops and other amenities in the town. Petworth is a picturesque and historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. It is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals. Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club.

Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition, there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools for both boys and girls. Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Haslemere Station (10 miles) has a fast service to Waterloo (57 mins).

SERVICES

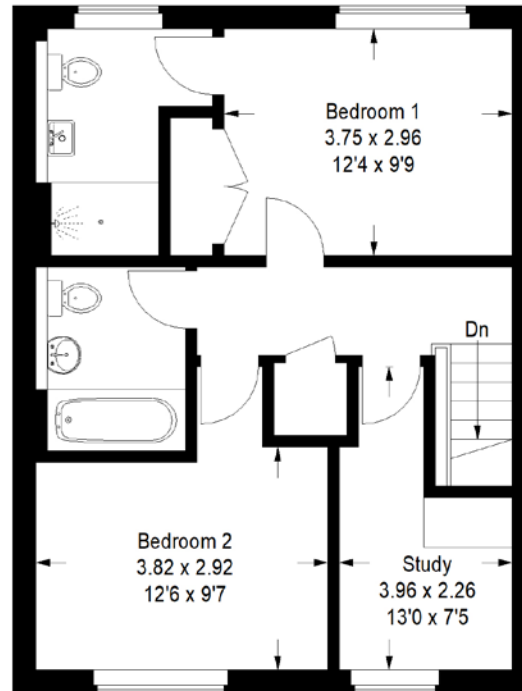
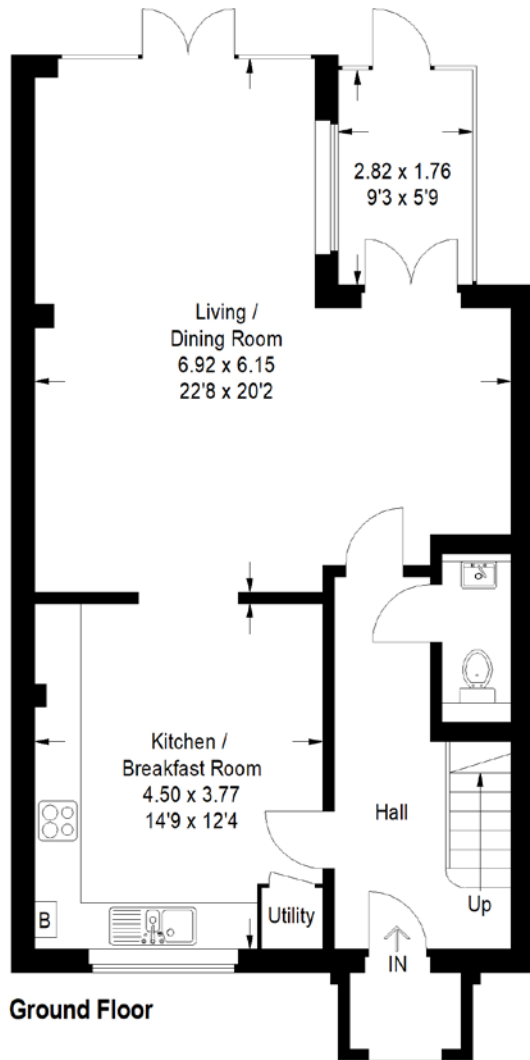
Gas fired central heating provided by a Stelrad boiler with compact panel radiators on the first floor and underfloor heating to the ground floor. Mains electricity, water and drainage are connected. Superfast broadband is available in the area. There is an annual maintenance charge (currently £400) as a contribution to the maintenance of the communal front garden and communal lighting.

EPC Rating B (84)

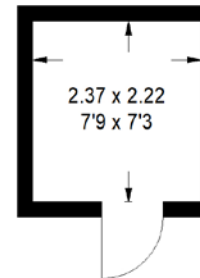


Courthouse Close

Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 51.8 sq m / 557 sq ft
Total = 121.70 sq m / 1309 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



COUNCIL TAX

Band D - £2,068.63 per annum for the year 2022/2023

DIRECTIONS

From our office head uphill and turn right into Middle Street. At the end of Middle Street turn left into the High Street. Continue up the High Street, which becomes Grove Lane and turn first right into Rosemary Lane and then first left into Courthouse Close. No 5 is on the right hand side.

VIEWING

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



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New Street | Petworth | West Sussex GU28 0AS