



Northchapel, Petworth, West Sussex, GU28 9HX

Guide Price £739,000

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Potlands Cottage, formally two workers cottages combined into one is a delicate blend of character and modern features.

Upon entering this cottage you are instantly greeted with light and spacious boot room which leads into the hallway with doors to all rooms. The dining room (which the Vendors currently use as an office) is the first reception room which boasts the dual aspect position giving plenty of natural light and being of a good size for entertaining. The next reception room is the living room, again being of a good size, and on entering your eye is immediately drawn to the beautiful inglenook fireplace with log burning stove.

The main feature of the downstairs is the impressive 20ft kitchen/dining room with a beautiful granite island also boasting the dual aspect position with doors to both front and rear of the property and log burner. The kitchen comprises a mixture of under counter cabinets and floor to ceiling illuminated cupboards, built-in dishwasher and Belfast sink. To complete the downstairs accommodation there is a utility room, larder and storage cupboards housing the fridge freezer and a cloakroom comprising a low level w/c and wash hand basin.

Being two workers cottages, the property has two stair cases leading to the first floor. On the first floor the double aspect Principle bedroom has a southerly outlook and a fully tiled en suite bathroom with a four piece suite. There is a family bathroom and three further bedrooms all being doubles, of which two benefit from built in cupboards. The property retains some lovely features including wall and ceiling beams, two staircases and refurbished period windows.

Outside the property is a large rear enclosed garden which is mainly laid to lawn and a southerly facing patio area and features one of the most impressive enhancements that the current owners have made to the property; that being the outbuilding. Whilst it could be classified as a home office, it is over 20 feet in length and with plumbing and electrics for a shower, toilet and a kitchenette it can easily be classed as an annexe. There is also gated access for off road parking for several cars.

- Grade II Listed Detached Character Cottage
- Master Bedroom & En-Suite
- Three Double Bedrooms
- Two Reception Rooms
- Large Kitchen Fully Refurbished
- South Facing Large Enclosed Rear Garden
- Log Burning Stoves
- Large Outbuilding Fully Modernised with Power and Plumbing
- Desirable Village Location
- Gated Driveway For Several Cars



Floor Plan



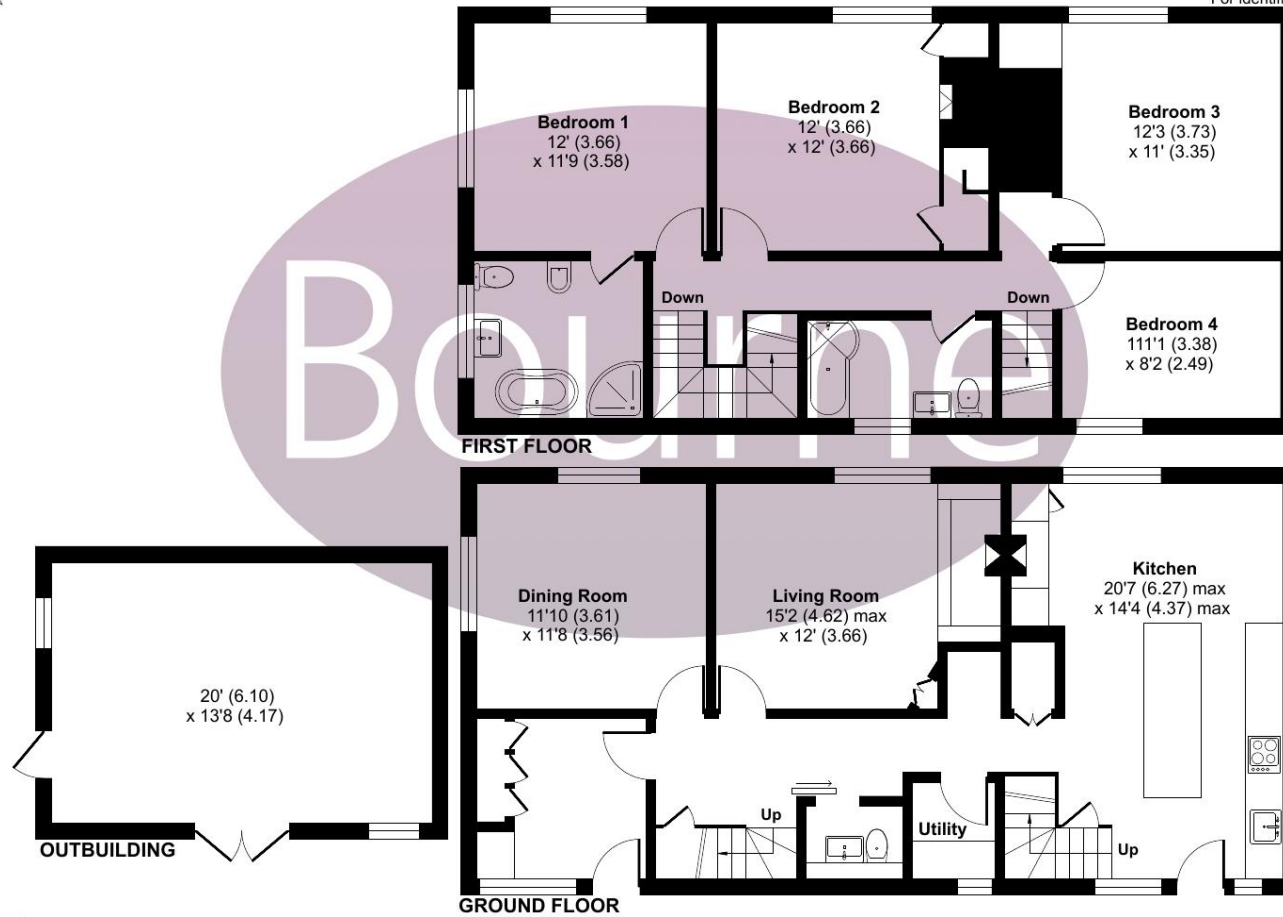
Potlands Cottage, Northchapel, Petworth

Approximate Area = 1760 sq ft / 164 sq m

Outbuilding = 273 sq ft / 25 sq m

Total = 2033 sq ft / 189 sq m

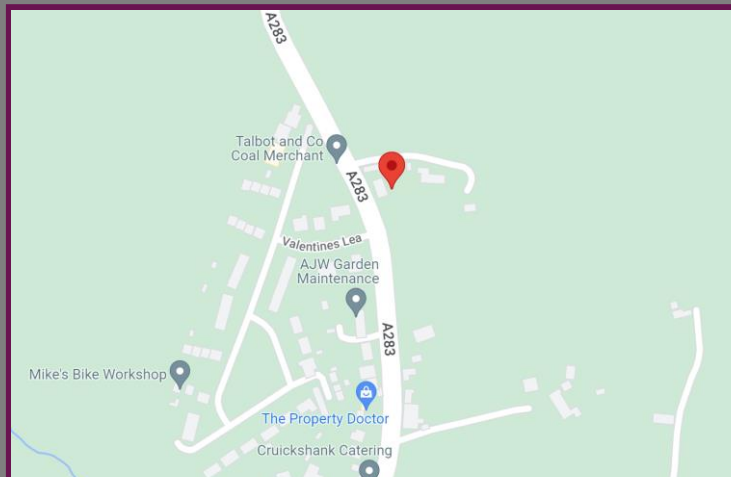
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 856884

Location

Northchapel is a particularly attractive West Sussex village situated approximately 5 miles south east of Haslemere and 6 miles north of Petworth. The village still retains its primary school, Church, local store, public house and surrounding the village are many acres of beautiful countryside and farmland. The nearest main line station will be found in Haslemere (Waterloo approximately 50 minutes). For major shopping, the town of Guildford is approximately 18 miles to the north, whilst Chichester is approximately 15 miles to the South.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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Godalming: 41 High Street, Godalming, Surrey, GU7 1AU

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