



Camoy's Cottage

TROTTON | WEST SUSSEX | GU31 5EN

Wilson | Hill

Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room/Conservatory | Utility Area | Cloakroom | 4 bedrooms | Bathroom | Shower Room | Garage
Parking for Several Cars | Garden Store | Gardens

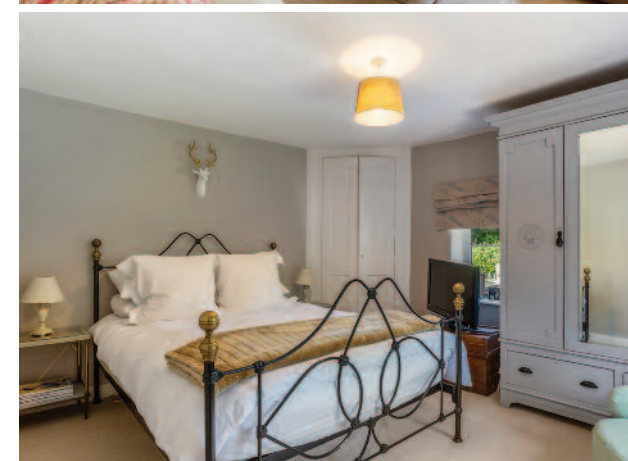
Midhurst 3.3 miles, Petersfield 7 miles, Chichester 15 miles, London 56 miles



| The Property

Camoy's Cottage is a charming semi-detached cottage dating from the 1870s and offers spacious and flexible accommodation throughout. A generous hallway leads to a bright kitchen/breakfast room which is open plan with the conservatory, creating a light and sociable room perfect for living and entertaining, with double doors to the garden.

Off the kitchen is a rear hall with useful storage/utility area and cloakroom. The dining room boasts a dual aspect and can be interconnected, if needed, with the sitting room which is a good size, yet feels cosy with a lovely log burner. On the first floor there are three large double bedrooms, one single bedroom and a stylish family bathroom with separate shower room.





| Location

Camoy's Cottage is conveniently located for both Petersfield and Midhurst in the pretty hamlet of Trotton. The River Rother runs through Trotton and there are lovely walks across meadows in either direction, and Iping & Stedham Commons Nature Reserve is a few minutes' walk away too.

| Outside

The house is approached via a wooden gate leading into a gravelled driveway that has parking for several cars as well as a garage. In addition to a garden store there is also access to a boiler room from outside. The pretty, enclosed garden wraps around the side of the house and is laid mainly to lawn but with mature trees, shrubs and borders and a sunken walled terrace area leading off the conservatory doors – ideal for entertaining.



Directions to GU31 5EN

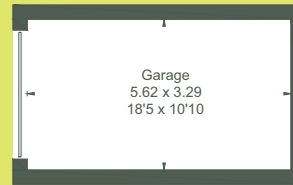
From Petersfield head north on the London Road/A272 through Sheet then take the A272 turning to the right towards Midhurst. After about 5 miles you will enter Trotton, will see St George's Church on the left and almost opposite a driveway on the right. Turn right here and Camoys Cottage is the first property on the right. If you get to the traffic lights at the bridge you have gone a little bit too far.

 **WHAT3WORDS** ///cubed.spends.wheat



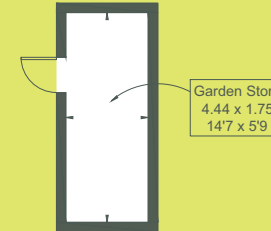
Viewing strictly by appointment.

Approximate Floor Area = 156 sq m / 1679 sq ft
Boiler Cupboard = 1 sq m / 11 sq ft
Garage = 19 sq m / 204 sq ft
Garden Store = 8 sq m / 86 sq ft
Total = 184 sq m / 1980 sq ft



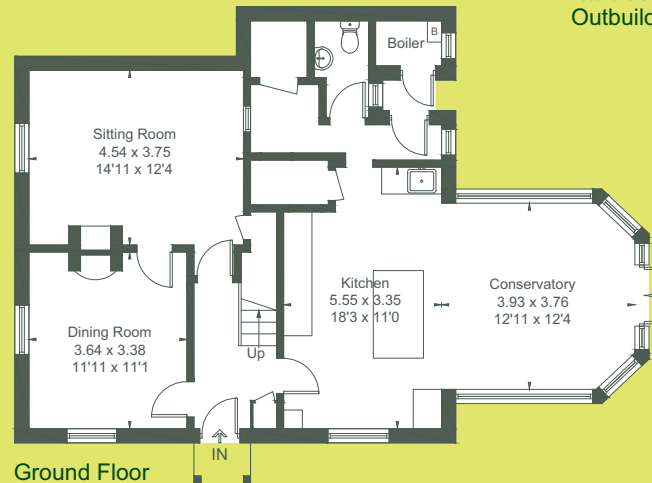
(Not Shown In Actual Location / Orientation)

Outbuilding

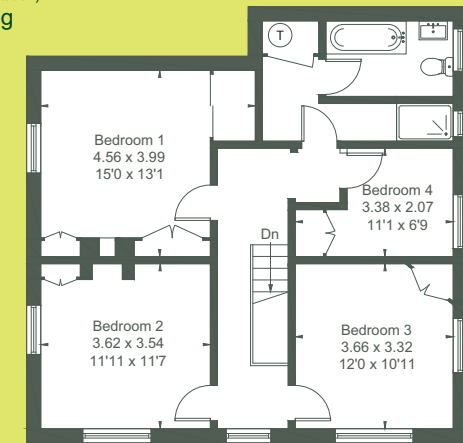


(Not Shown In Actual Location / Orientation)

Outbuilding



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 301466

Services: Mains water and electricity, oil fired boiler and private drainage.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band F

EPC: E50

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2022

