



ROCK HOUSE



ROCK HOUSE
Westlands Copse Lane
River Common
Nr Petworth
West Sussex GU28 9BH

Guide Price: £3,000 pcm
Available end of September 2022

N.B The adjacent 2 bedroom barn may be available by separate negotiation

Entrance porch • Entrance lobby • Sitting room
Family room • Dining room • Kitchen/breakfast room
Rear Hall • Study • Cellar
Principal bedroom with large dressing room
3 further double bedrooms (1 downstairs)
2 bathrooms (1 downstairs)
Beautiful front, side & rear gardens & small orchard
In all about an acre • Entrance drive
Stunning rural location, off the beaten track

DESCRIPTION

Rock House is a delightful, detached Georgian family house with much charm and character located in a peaceful, idyllic, rural location. The spacious accommodation has good ceiling heights and large windows and includes, on the ground floor, a rear hall with a cupboard housing a washing machine and drying machine and also access to bedroom 5, a bathroom and a study. A door leads into the kitchen/breakfast room with fitted cupboards, storage shelves, a walk-in larder and an LPG fired Aga, an electric oven and hob and a dishwasher. There is a back door to the garden and door to the cellar. From the kitchen, a door leads to the dining room (currently used as a snug) with a working fireplace and south facing views over the front garden. Also from the kitchen, an arch gives access to the family room which gives access to the west facing terrace and is open to the sitting room with working fireplace and southerly views over the front garden. Upstairs is a large main bedroom with double doors into a large dressing room/bedroom 4. There are two further double bedrooms and a family bathroom on this floor.





The house sits well within its own gardens which are a key feature of the property, with large areas of lawn, mature shrubs and trees, with the rear garden having a lovely rural aspect and a small orchard. A number of terraced areas are ideal for enjoying the outlook at different times of the day. There are also three little ponds. The property is approached over a gated gravel driveway with parking to the left-hand side.

NB A small barn is adjacent to the house, which is independent, shares the driveway, and has its own parking area. The Landlord reserves the right to have continued use of the barn for family and/or short holiday let purposes.

SITUATION

Rock House is located in a beautiful, private, rural setting along a no-through country lane, in River Common, close to the hamlet of Upperton which is located on the west side of Petworth Park amidst the rolling West Sussex countryside and within The South Downs National Park. There is access to the beautiful Petworth Park just moments away and there are endless footpaths and bridleways very close by. The village of Tillington is about a mile to the south with its historic Horseguards Inn public house and All Hallows Church with origins dating back to the 12th century. Petworth is about 3 miles to the east and provides all the basic shopping needs as does Midhurst (about 5.5 miles to the west) and also includes Cowdray Park Golf Club, Polo lawns and a health club at the Spread Eagle Hotel. Goodwood (about 12 miles) has horseracing, motor racing and the hugely popular Festival of Speed and Revival. The cathedral city of Chichester (about 17 miles) with its renowned Festival Theatre has further shopping facilities with a good selection of high street shops and supermarkets. Mainline stations can be found at Haslemere (about 11 miles) and Pulborough (about 8 miles) both providing services to London and the south coast. The A3 can be accessed via Milford in under half an hour.

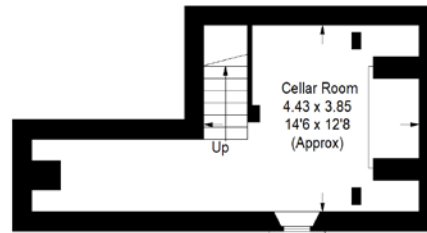
TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

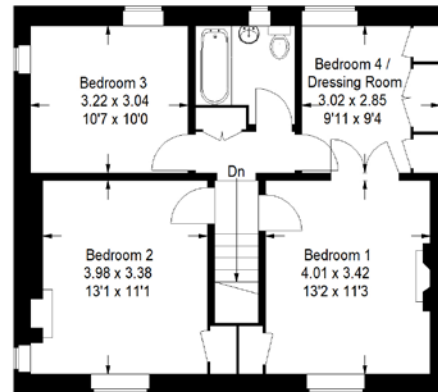


River Common, Nr Petworth

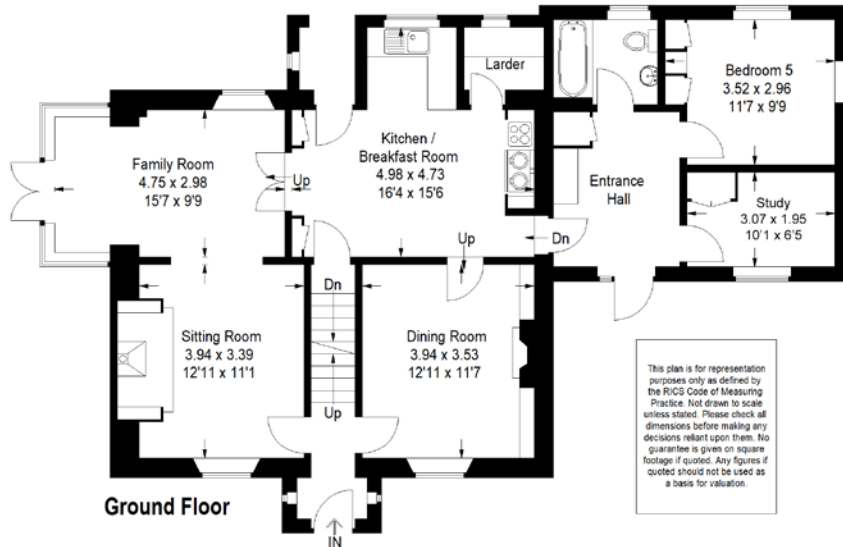
Approximate Gross Internal Area
Cellar = 22.5 sq m / 242 sq ft
Ground Floor = 104.6 sq m / 1126 sq ft
First Floor = 60.0 sq m / 646 sq ft
Total = 187.1 sq m / 2014 sq ft



Cellar



First Floor



Ground Floor

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.



REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property and the gardens and grounds. The landlord will be responsible for the exterior and structure of the house.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

SERVICES

Mains electricity and water. LPG fired Aga provides hot water (with a back up immersion heater if required), and modern Dimplex electric radiators for heating. Private drainage via a septic tank which is emptied once a year in May.

COUNCIL TAX Band G - £3,365.65 (2022/2023)

EPC The property has been given an EPC rating of E (40)

VIEWING

Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton – 01798 344554

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 July 2022.



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