



HOLLY COTTAGE

*Barrington
& Company*

HOLLY COTTAGE, 4 THE MEWS, HIGH STREET, PETWORTH, WEST SUSSEX, GU28 0AU.

A well appointed mews house in a small gated development with walled courtyard garden and parking, quietly situated in the heart of the town.

Hall, Cloakroom, Sitting room, Kitchen/dining room, Master suite of bedroom and bathroom, 2nd double bedroom with ensuite w.c and basin. Gas central heating, Courtyard garden and parking, Garden store.

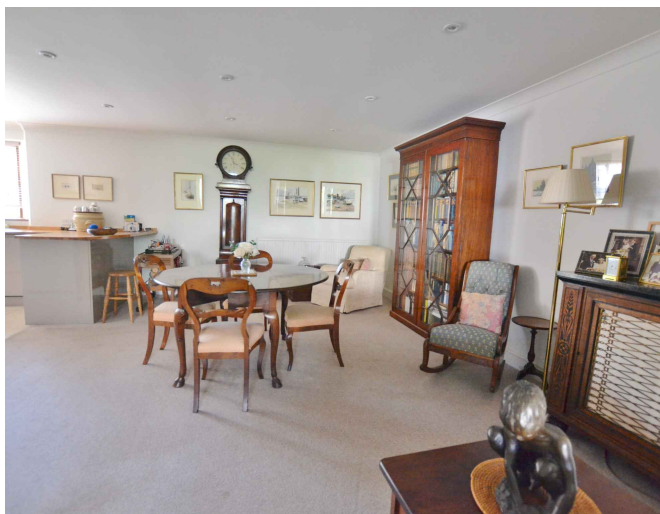
DIRECTIONS:

From our offices in Market Square proceed south towards Golden Square and left into the High Street. The Mews will be found after a short distance set back on the right just past Déjà Vu hair and beauty salon.

SITUATION:

Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town boasts a regular farmer market, first class deli, shops and services for everyday needs in addition to a wealth of antique shops to browse through. Chichester (16 miles south) provides excellent shopping and leisure facilities including the newly restored Festival Theatre. There is a varied selection of eateries in the area ranging from country pubs to fine restaurants. Sporting activities include golf at Cowdray Park along with polo, horse racing at Fontwell as well as at Goodwood along with golf and all the other festivals and motoring events. Communications with London are surprisingly easy with mainline stations at Haslemere (8 miles, Waterloo 60 mins.) and Pulborough (5 miles, Victoria 70 mins.). The A3 (M) is within a 14 mile drive giving access to the major motorway systems and Heathrow and Southampton airports.





DESCRIPTION:

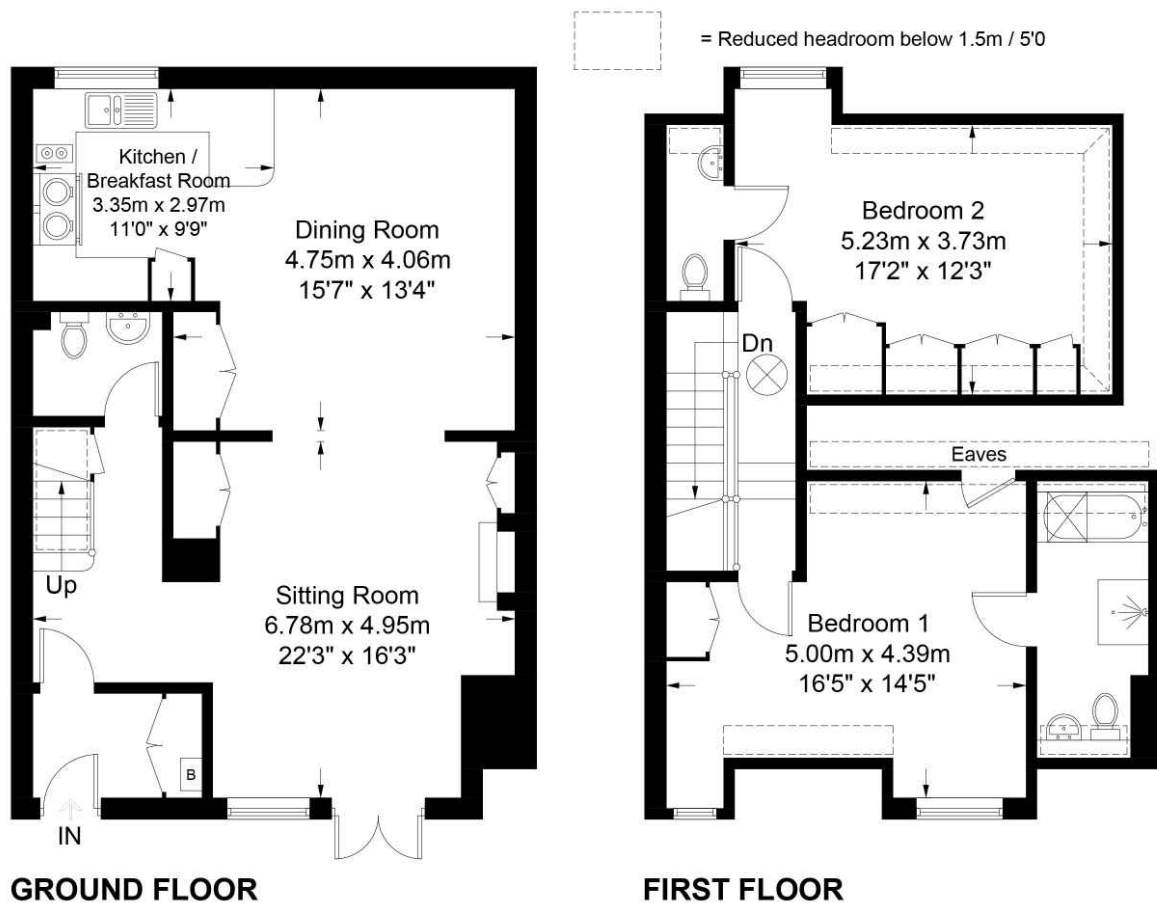
The Mews is a small and exclusive courtyard development which was built in 1989 and consists of just 6 similar character properties. The attractive elevations are of brick and stone under a clay tiled roof. Holly Cottage is particularly private and tucked away, entered via a private courtyard garden. The property has been the subject of a high quality refurbishment in recent years which included new kitchen and bathroom fittings. Its spacious open plan reception areas include a sitting room opening onto the courtyard garden and a dining room with breakfast bar facing the well planned and fully fitted kitchen. A utility cupboard provides a tidy space for laundry appliances and a cloakroom (with room to add a shower if required) completes the ground floor. Upstairs are two good sized double bedrooms. The master suite has fitted cupboards along with an ensuite bath/shower room. The second bedroom has a range of fitted cupboards and an ensuite w.c and basin.

OUTSIDE:

The property has the added benefit of a pretty courtyard garden which also provides parking for one car. Garden store.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.
Council Tax Band: Band E – Chichester

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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