



HURST COTTAGE

***Barrington
& Company***

HURST COTTAGE, SUTTON, NEAR PETWORTH, WEST SUSSEX, RH20 1PL.

An enchanting detached cottage with amazing gardens and breathtaking downland views.

Hall, Shower room, double aspect sitting room with inglenook, kitchen/dining room, office, utility room, 2 double bedrooms, bathroom, oil fired central heating, barn style double garage with workshop and log store. Summer house, Gardens, driveway and parking, in all about half an acre.

DIRECTIONS:

Leave Petworth on the A285 (Chichester road) and proceed south for 3.3 miles. Just past Chandlers builders merchants turn left onto Burton Common Road to Sutton. After a further 1 mile turn right to Sutton and continue to the centre of the village. Turn right in front of The White Horse and immediately left into the drive to Hurst Cottage.

SITUATION:

Hurst Cottage occupies a perfect secluded village location, well away from the lane yet a stones throw from the village centre with its popular White Horse Inn, village hall and parish church. The village lies in the heart of the South Downs National Park and is surrounded by many miles of footpaths and bridleways giving access to some of the most beautiful countryside in West Sussex.

Nearby Petworth (6 miles) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops for everyday needs together with a wealth of antique shops and a regular Farmers Market. More extensive shopping opportunities can be found at the cathedral city of Chichester (12 miles) which also has excellent leisure facilities including the renowned Festival. Theatre. Sporting activities in the area include golf at Cowdray Park, Polo at Cowdray Park and horse racing at Goodwood and Fontwell. Communications with London are surprisingly easy with mainline stations at Pulborough (5 miles, Victoria 70 minutes) and Haslemere (15 miles, Waterloo 60 minutes). The A3 (M) is within a 19 mile drive.





DESCRIPTION:

Hurst Cottage is a historic Grade II listed oak framed property, believed to have been originally built around 1525. It is one of the few thatched cottages in the village and its thatched roof has just been renewed prior to marketing. The oak front door opens to a hall with quarry tiled floor and adjacent shower room. From the hall a door opens to the triple aspect sitting room with its polished brick floor, beamed ceiling and inglenook fireplace. There are fitted book shelves and a large storage cupboard. A door opens to the garden terrace. The Kitchen/dining room is well equipped with a custom fitted range of wall and floor cupboards with hardwood work tops. There is an oil fired Rayburn which also heats the house via radiators and provides hot water. (there is also an electric immersion heater). A back door leads outside to the adjoining Utility room with plumbing for washing machine and space for dryer and freezer. Backing on to the utility room and accessed from the garden is a small office. There is scope (subject to usual consents) to possibly replace this structure with an extension to the house. Upstairs the master bedroom has a semi-vaulted ceiling with exposed beams, a fireplace, wash basin, large cupboard and eaves storage. It commands a wonderful view over the gardens to the countryside beyond. The second double bedroom has windows on two sides and polished wood floors. A bathroom with linen cupboard completes the first floor.

OUTSIDE:

The cottage is approached by a shared tarmac driveway leading to the garages and parking area. The gardens are a magnificent feature of the property and mainly to the south and east of the cottage. A wide brick and stone paved terrace runs along the back of the cottage with steps at one end leading to raised vegetable beds. From the terrace a wide expanse of lawn is flanked by mature yew topiary to one side and well stocked herbaceous borders. The lawn runs down to a yew hedge and to one side is an attractive painted timber summer house with cedar shingled roof with a paved terrace in front overlooking the adjoining farmland to the Downs beyond. A mellow brick wall divides a further garden area with an ornamental pond with waterfall and a stone terrace sitting beside an old well. A further flagstoned terrace provides the perfect spot to enjoy the evening sun with the Downs as the backdrop. A gate leads to the garage and parking area. The oak framed and clay tiled barn style garage building has space for two cars, with roller doors, an adjacent workshop/garden store and a wood store.

SERVICES:

Mains Water and Electricity, Private drainage, Oil fired central heating.

COUNCIL TAX:

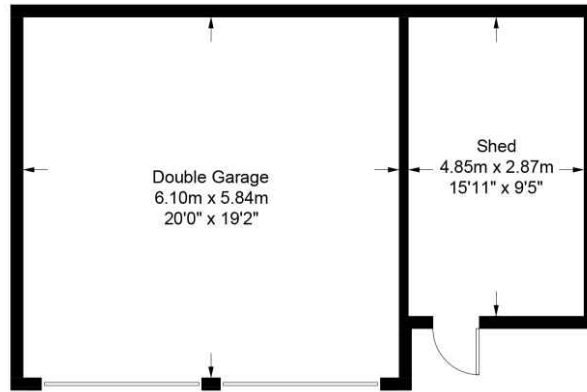
Band G. Chichester District Council.



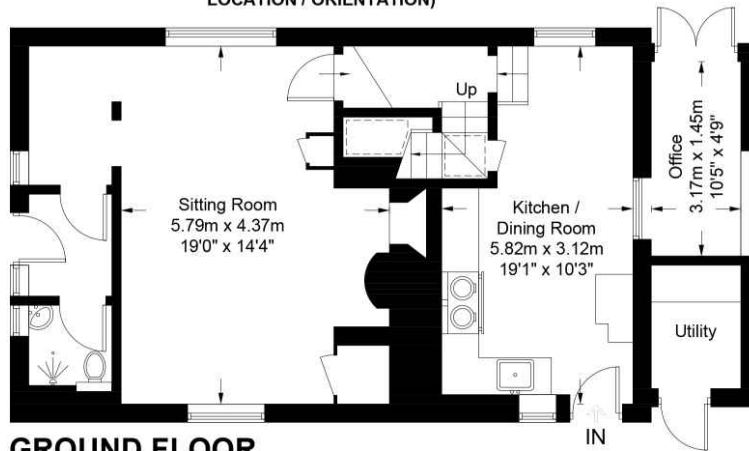




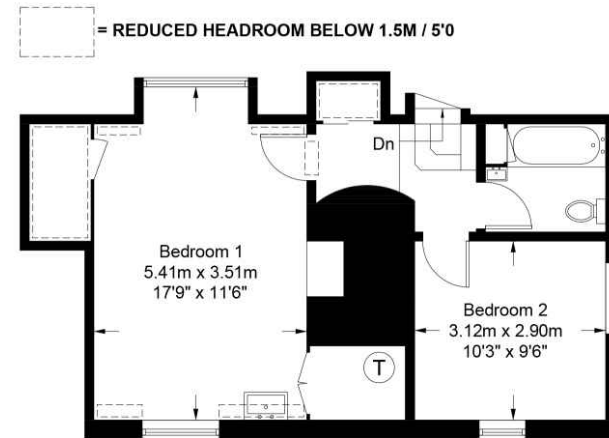
Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
 Garage / Shed = 50.3 sq m / 541 sq ft
 Total = 160.1 sq m / 1723 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

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		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	32 F	
1-20	G		



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