



LITTLE DENMANS

*Barrington  
& Company*

## LITTLE DENMANS, EAST STREET, PETWORTH, WEST SUSSEX, GU28 0AB.

*Enjoying peace, privacy and seclusion in the centre of the town, a spacious period cottage with south facing garden and store/workshop.*

Hall, Shower room, Kitchen, Dining room, Sitting room, Study area, Garden room, Master Bedroom suite, 2 Further Bedrooms, 3rd Bathroom, Gas fired central heating, Courtyard garden, Summer house, Store/workshop.

### DIRECTIONS:

Entering Petworth from the North on North Street which then runs into East Street, the shared driveway entrance to the property will be found on the right between Tudor Rose Antiques and Gi Gi Boutique.

### SITUATION:

The property is hidden away within its own south facing walled courtyard garden yet just a few minutes walk of the Market Square. Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House and beautiful parkland. It also boasts a regular farmers market, first class deli and shops catering for everyday needs, not to mention the wealth of antique shops. Supermarkets can be found at Pulborough (5 miles). For more comprehensive shopping and leisure facilities the cathedral city of Chichester is 12 miles south. Schools in the area include Petworth Primary and Midhurst Rother College, Seaford College, Dorset House and Conifers. Sporting activities include golf at West Sussex Golf Club, Cowdray Park and Goodwood (along with all the other well-known festivals, motoring events and racing). Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles, Waterloo 60 minutes) and Pulborough (Victoria 70 minutes). The A3 (M) with access to the M25 is within a 14 mile drive.





#### DESCRIPTION:

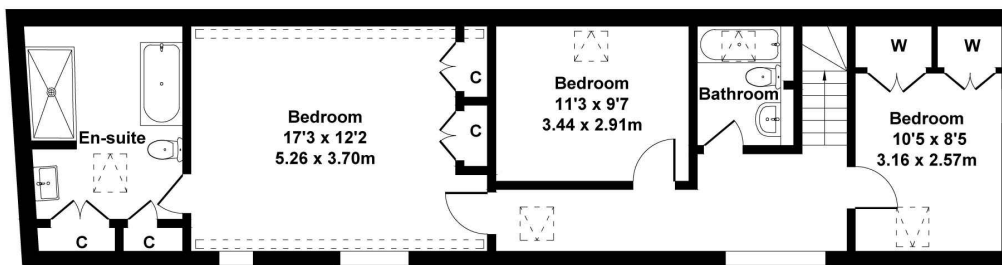
The property comprises an attached two storey house with part rendered and part weather boarded elevations of brick under a slate roof. It has been extended in recent years and now combines surprisingly spacious living space with modern amenities. The front door opens to a hall with adjacent cloaks/ shower room and a door leads to the dining room with its oak floor and fitted cupboards and book shelves. The adjoining sitting room opens into a large study/ library area with a wood stove providing a focal point and glazed doors opening to the garden. The garden room has its own doors to the courtyard garden and these three areas can provide an open plan reception area if required. At the other end of the house is the well planned kitchen. Stairs rise to the first floor landing and the master suite of bedroom with ample fitted cupboards and ensuite bathroom with separate shower and further cupboards. There are two further bedrooms and a third bathroom.

#### OUTSIDE:

The property is approached by a shared private lane which leads to a large shared outbuilding in which Little Denmans has one half. A pedestrian gate leads into the garden. The south facing garden offers complete privacy and is mainly paved with low box hedges, well stocked shrub borders and a Summer House.

SERVICES: Mains gas, water, electricity and drainage. Council tax: Band E



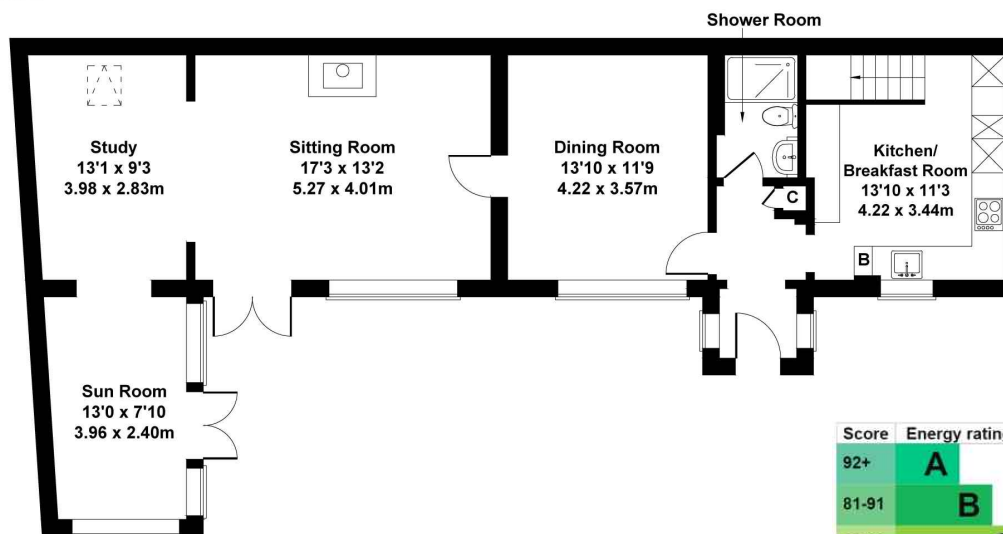
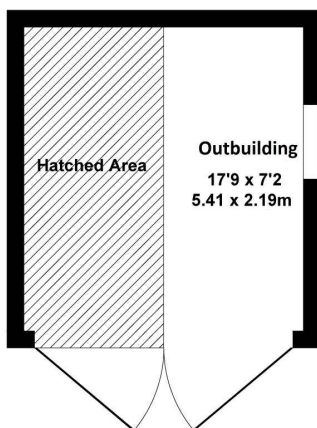


**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023

**For Illustrative Purposes Only.**

Approximate Gross Internal Area  
1733 sq ft - 161 sq m



**GROUND FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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