



SYCAMORE COTTAGE

***Barrington
& Company***

SYCAMORE COTTAGE, TILLINGTON, PETWORTH, WEST SUSSEX, GU28 9AH.

Quietly situated with south facing garden, a spacious bungalow with detached studio/workshop.

Hall, Cloakroom, Sitting room with wood burner, Dining room, Kitchen, Study, 3 Bedrooms, Bathroom, Separate shower, Oil fired central heating, Detached studio/workshop, Carport, Store room, Shed and Greenhouse, Gardens, Driveway parking.

DIRECTIONS:

Leave Petworth on the A272 Midhurst road, after 1 mile turn right to Tillington and take the first right into Cemetery Lane. Follow the lane round a right and then left bend and the property will be found on the left.

SITUATION.

The property is situated on a quiet lane opposite open farmland and within a short walk of the Parish Church and Horse Guards Pub. There is a bus stop a few hundred yards away on the A272. Petworth (1 mile) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (16 miles) as well as the renowned Festival Theatre.

Communications with London are surprisingly easy with mainline stations at Haslemere (11 miles, Waterloo 60 minutes)





DESCRIPTION.

This detached bungalow offers spacious and adaptable accommodation but does require some updating. Accommodation extends to a spacious hall with cloakroom, double aspect sitting room with wood burner and glazed doors to the garden, study, dining room and adjacent fully fitted kitchen. There are three double bedrooms, two of which have built in wardrobes, a bathroom and a separate shower.

OUTSIDE.

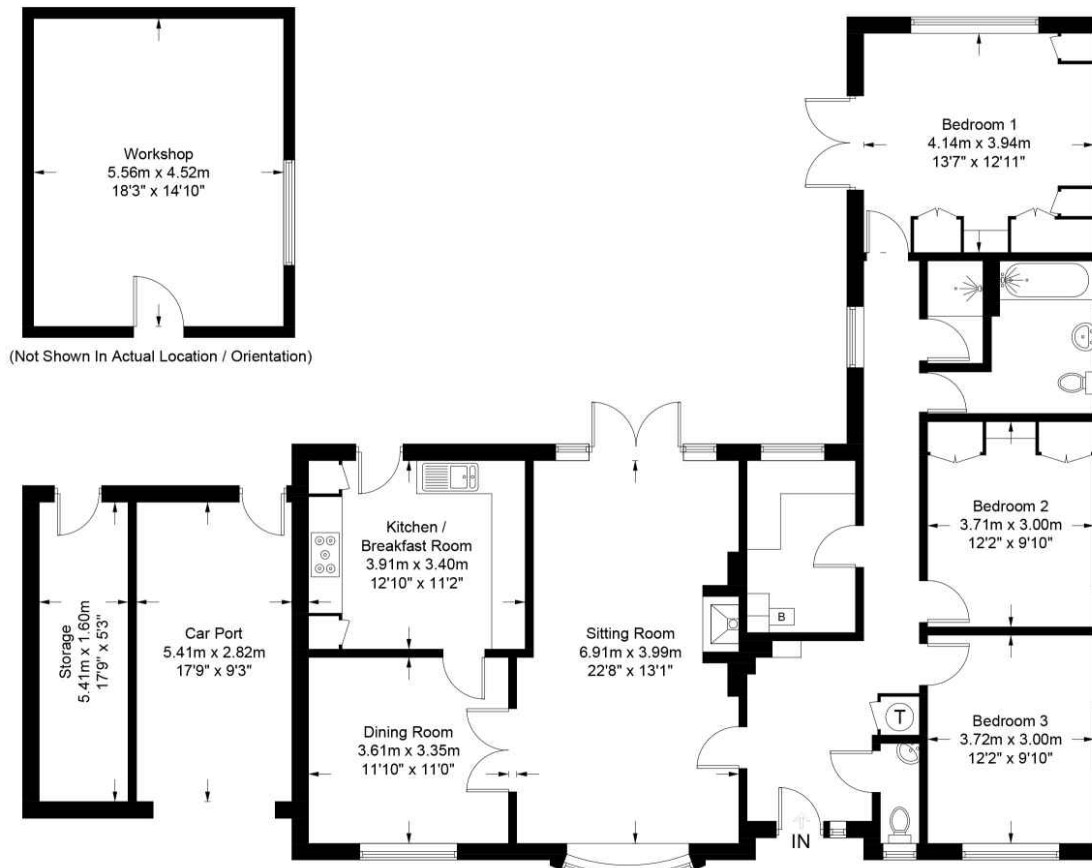
To the front is a wide parking area and gravelled courtyard garden. To the rear a brick paved terrace leads on to a lawn with well stocked shrub borders and bounded by mature hedges. The detached studio/workshop is a substantial building and could also provide space for a home office if required. The integral car port has adjoining garden store.

EPC: Band D.

SERVICES: Mains Water, Electricity and Drainage. Oil fired central heating.

COUNCIL TAX: Band F. Chichester District Council.

Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft
Storage / Workshop = 33.7 sq m / 363 sq ft
Total = 163 sq m / 1755 sq ft
(Excluding Car Port)



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Created by Emzo Marketing (ID1021389)

Produced for Barrington & Co

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