





# 1 Highbank Cottages, River, Petworth, GU28 9AX

A rare opportunity to buy a well presented, three bedroom house with active planning permission in the sought after hamlet of River.



- ▶ Quiet & Peaceful Hamlet
- ▶ Elevated Views to The South Downs
- ▶ Kitchen Extension
- ▶ Rare Opportunity
- ▶ Large Utility / Boot Room
- ▶ No Onward Chain
- ▶ Active Planning Permission
- ▶ Gated Driveway
- ▶ Light & Spacious Accommodation
- ▶ Sitting Room with Log Burner

1 Highbank Cottages is a versatile property providing spacious accommodation with bright and airy rooms over two floors. The property has recently been redecorated and is offered with no onward chain, as well as having the benefit of active planning permission for a two storey extension which includes a double garage and first floor principle bedroom, dressing room and ensuite bathroom with stunning views over neighbouring countryside to The South Downs beyond.

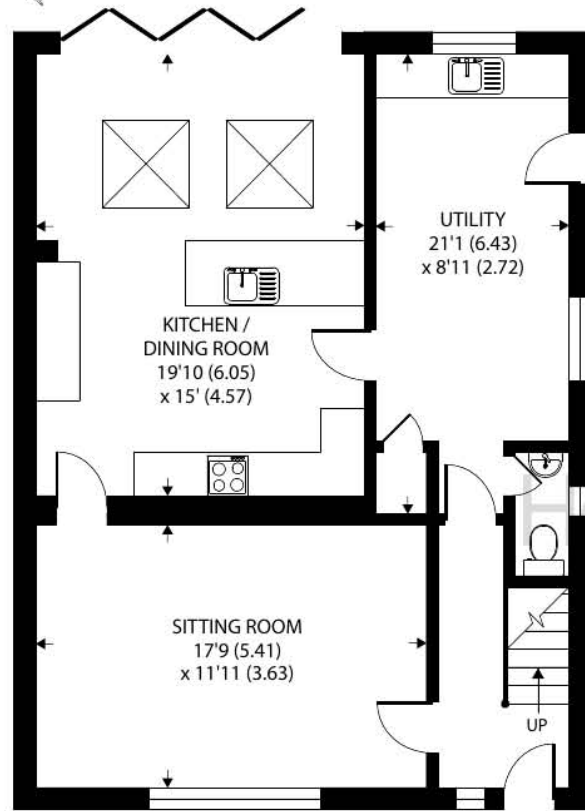
The ground floor accommodation comprises a front aspect living room with log burning stove and a stunning open plan kitchen / dining room with lots of bespoke storage, sky lights and bi-fold doors leading to the rear garden. There is also a large utility / boot room with access to the garden.

Upstairs are three bedrooms, all of which have built in wardrobes with two of them being large doubles with far reaching views.

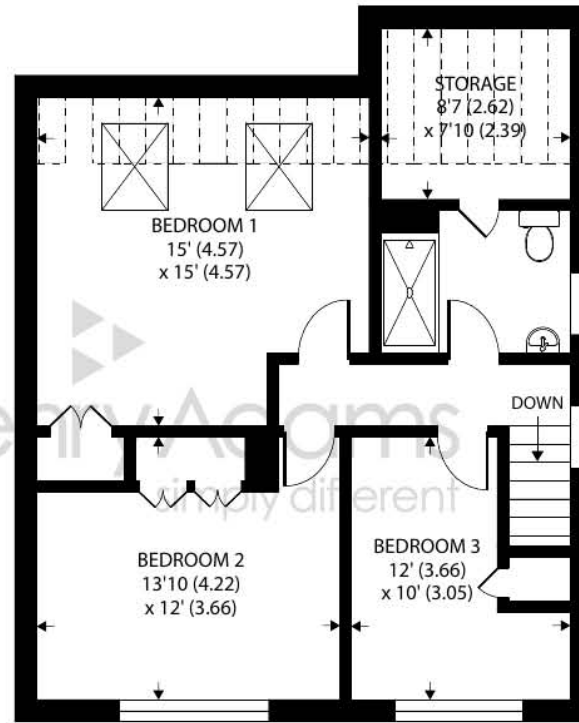
The wrap around garden is the standout feature of this fantastic home with a large lawn flanked by a mixture of mature borders and elevated views across the rooftops of River. There is also gated, sweeping drive leading up to plenty of parking.

A viewing is highly recommended to appreciate everything this delightful home has to offer and the special setting it's positioned in.



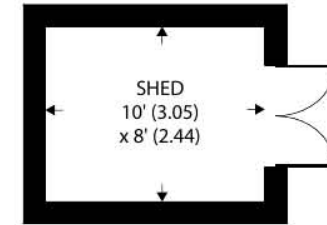


GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height



Approximate Area = 1411 sq ft / 131 sq m  
Limited Use Area(s) = 101 sq ft / 9.4 sq m  
Outbuilding = 80 sq ft / 7.4 sq m  
Total = 1592 sq ft / 148 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location and Amenities

1 Highbank Cottages is located centrally within the Hamlet of River which is situated between the thriving towns of Midhurst and Petworth which reside on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, they are also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. Both towns have previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

