





Offers Over £1,000,000 Freehold

A stunning and beautifully presented Georgian Grade II listed home in the sought after village of Kirdford

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- ▶ Entrance hall opening to snug with wood burner
- ▶ Large sitting and dining room with wood burner, two bay windows
- ▶ Lovely handmade kitchen and breakfast room with lantern roof
- ▶ Main bedroom with en-suite
- ▶ Two further double bedrooms and main bathroom
- ▶ Delightful part walled garden with an abundance of roses
- ▶ Single garage and driveway parking
- ▶ Lovely outlook to the village and close to the village amenities

Situated in the picturesque village of Kirdford, this beautifully presented 3-bedroom attached home boasts a perfect blend of historic charm and modern convenience. Step inside this stunning Grade II listed Georgian home with later additions and be greeted by an inviting entrance hall that opens to a cosy snug with a wood burner, ideal for relaxing evenings. The spacious sitting and dining room is a focal point of the house, featuring two bay windows that flood the room with natural light, a wood burner for extra warmth, and direct access to the enchanting walled garden, perfect for hosting gatherings or simply enjoying some outdoor tranquillity.

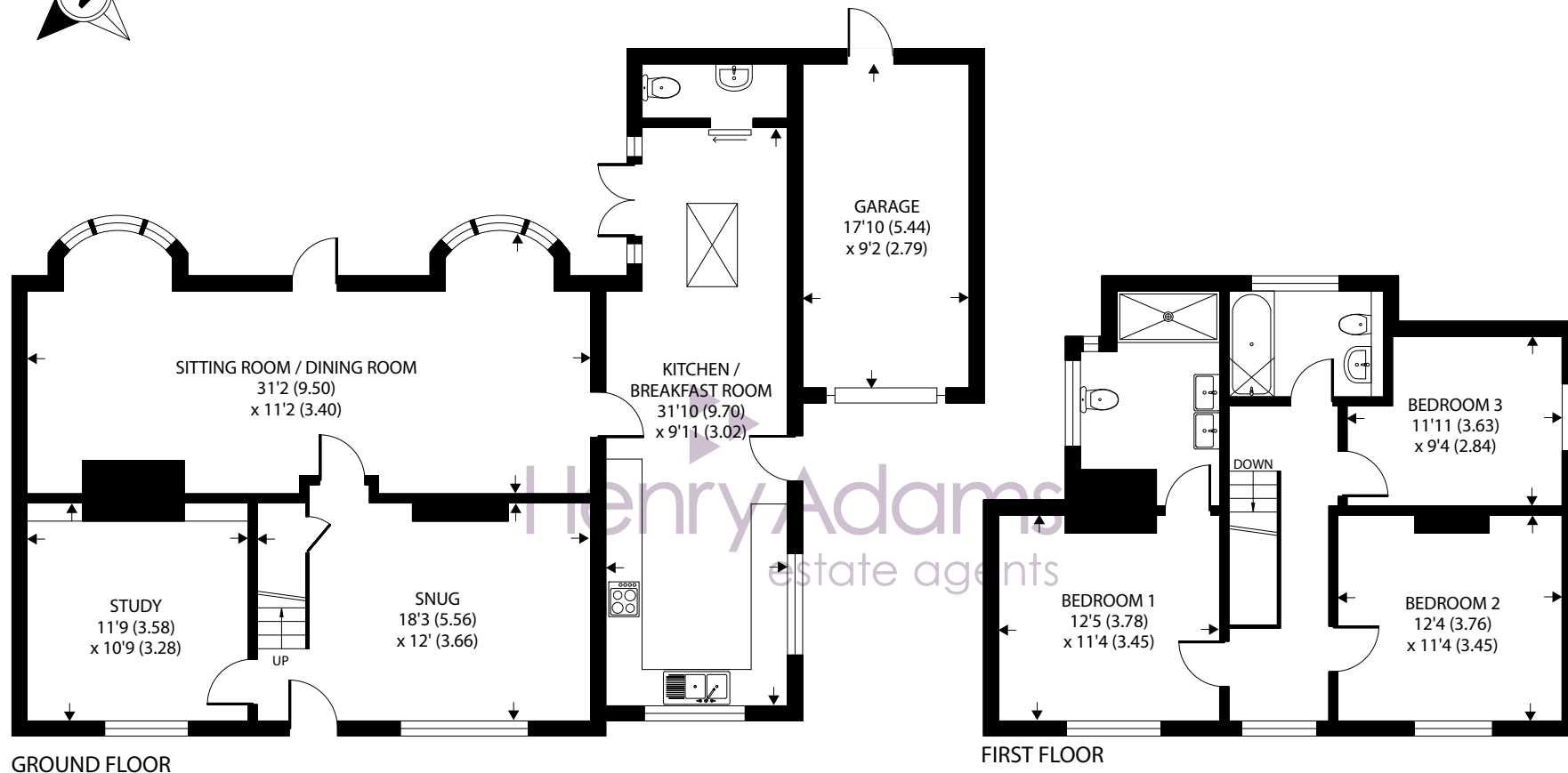
The heart of the home, the modern hand made kitchen and breakfast room, is a chef's dream with its Gorenje double oven, AEG induction hob, twin butlers sink, and quartz worktops. Upstairs, the main bedroom awaits with its en-suite shower room, offering a private oasis for relaxation. Two additional double bedrooms and a main bathroom provide ample accommodation for family or guests.

Outside, the delightful part walled garden is a true gem, adorned with blooming roses and an abundance of other plants and shrubs featuring a spacious patio terrace, ideal for alfresco dining. This unique property also offers a single garage, driveway parking, and a lovely outlook towards the village, all within a stone's throw of the charming village church and the renowned Half Moon gastropub.









Approximate Area = 1763 sq ft / 163.7 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1926sq ft / 178.8 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

Kirdford is a picturesque Sussex village renowned for its pretty period houses and cottages with a range of facilities including a popular public house, a restaurant, a fine Parish Church and a village shop with a cafe. The larger historic centres of Petworth and Billingshurst are about 5.5 miles, the latter providing schooling for all age groups, a range of shopping facilities, a leisure centre and a mainline station with a train service into London Victoria. The provincial centres of Horsham (London Victoria) and Haslemere (London Waterloo) are about 13 and 11 miles respectively.



