

house.

PARTNERSHIP

Moving estate agency on



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RIVER VALLEY

Riverhill
Fittleworth
Pulborough RH20 1JY

Standing in a sought after hamlet and a wonderfully secluded location, a charming period cottage set in 11 acres of lovely gardens and woodlands

- Entrance lobby and cloakroom
- Drawing room, sitting room and dining room
- Kitchen / breakfast room
- Master bedroom with en suite bathroom
- 2 further bedrooms
- Family bathroom
- Home office / sitting room with en suite shower room
- Double garage
- Gardens, grounds and woodland
- In about 11.8 acres; EPC: F



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properties perfectly presented

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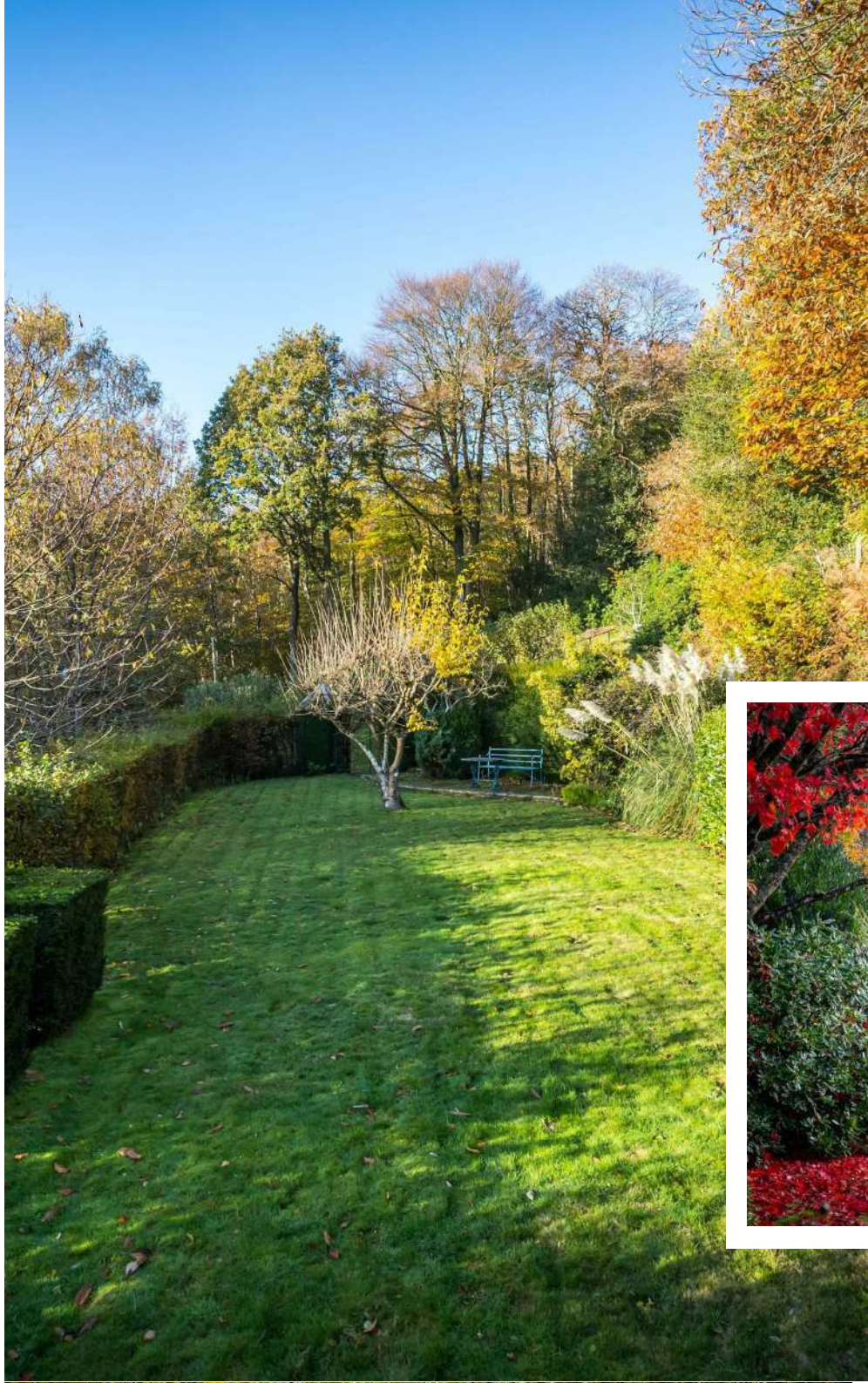


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properties perfectly presented



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properties perfectly presented




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Approximate Gross Internal Area = 154.10 sq m / 1659 sq ft
(Excluding Eaves)

Garage = 27.90 sq m / 300 sq ft

Annexe = 21.60 sq m / 232 sq ft

Total = 203.60 sq m / 2191 sq ft

 = Reduced headroom below 1.5m / 5'0"

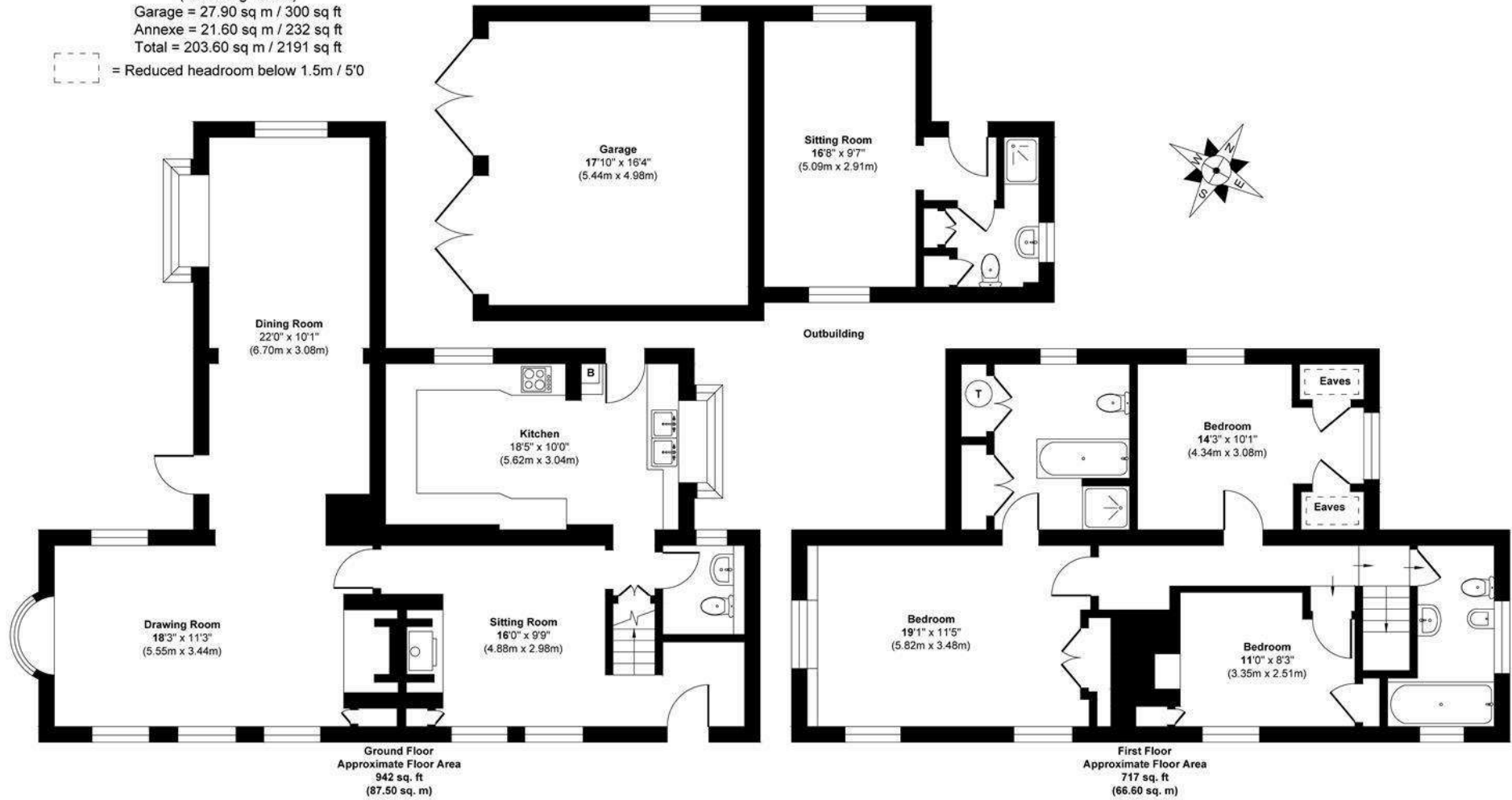


Illustration for identification purposes only, measurements are approximate, not to scale.

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HOUSE INFORMATION

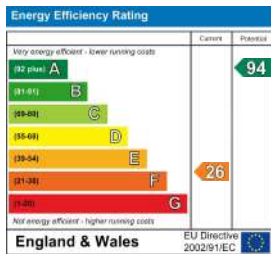
Approximate total gross internal area: House 1,659 sq ft / 154.1 sq m; Garage 300 sq ft / 27.9 sq m; Annex 232 sq ft / 21.6 sq m. Total 2,191 sq ft / 203.6 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

NB: Please note a public footpath runs alongside the garage and down the drive.

Local authority: Chichester District Council. Tel: 01243 785166.

Viewing: Strictly by appointment. Tel: 01243 717417.



t. 0800 917 0447

w. housepartnership.co.uk

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