



Olivers Cottage, South Grove, Petworth, GU28 0ED

A charming two bedroom character cottage built in 2017, with front and rear gardens and off-street parking, close to Petworth town

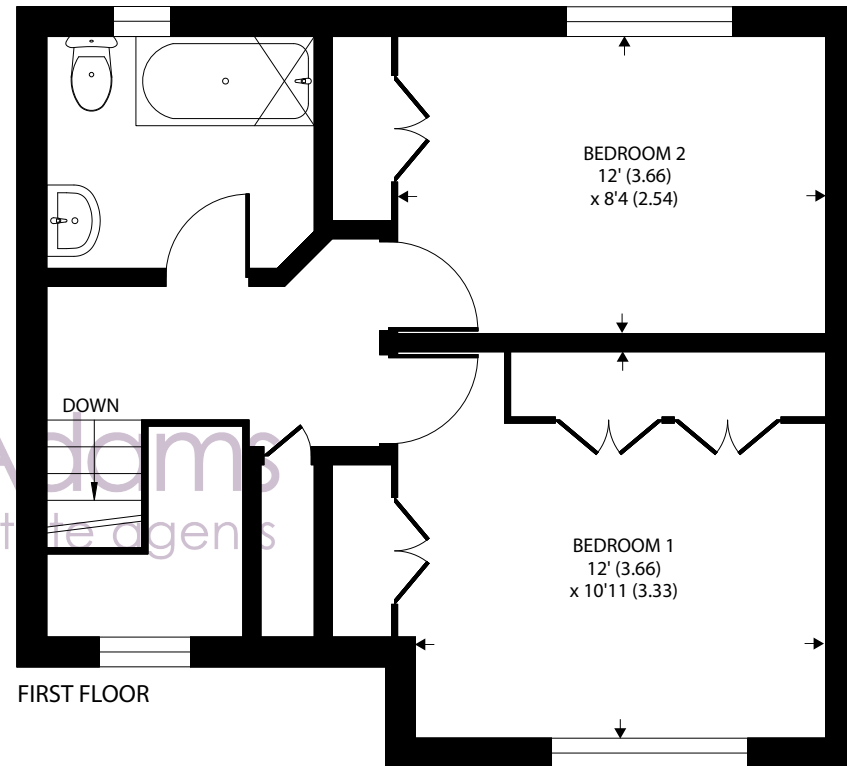
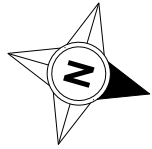


- ▶ **Superb Detached House**
- ▶ **Open-Plan Kitchen / Breakfast / Reception**
- ▶ **Built-In Wardrobes**
- ▶ **Front & Rear Gardens**
- ▶ **Well Presented**
- ▶ **Built In 2017**
- ▶ **Log Burner**
- ▶ **Ground Floor WC**
- ▶ **Off Street Parking**
- ▶ **Easy Walking Distance To Town Centre**

Nestled in a peaceful enclave, this superb detached 2-bedroom cottage, built in 2017, exudes timeless elegance. The well-presented abode boasts character features, including a charming stone and brick exterior, nestled within front and rear gardens that offer a peaceful escape. Step inside to discover a cosy living space, complete with a log burner, perfect for warming up on chilly evenings. The ground floor hosts an open plan kitchen/dining/reception room featuring quartz worktops, providing an inviting space for entertaining guests or relaxing with loved ones. The property flaunts built-in wardrobes in both bedrooms, highlighting the thoughtful design touches throughout. Immaculately presented and bright, the interior is designed with well-proportioned rooms, guaranteeing comfort and style. Convenience is key, with an off-street parking space and a ground floor WC offering practicality for modern living. Located within easy walking distance to the town centre, this inviting cottage presents an opportunity to relish a tranquil lifestyle while staying connected to local amenities.

Step outside to explore the enchanting outdoor space, featuring a secluded rear garden that offers a serene haven for the green-fingered enthusiast. The attractive lawn paired with a patio area creates a delightful setting for al fresco dining or gatherings with family and friends. This delightful cottage is a picturesque retreat that complements the inviting interior, making it a rare find for those seeking a peaceful sanctuary with modern comforts.





Approximate Area = 802 sq ft / 74.5 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 & Amenities

Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops and services for everyday needs together with a wealth of antique shops. Schools in the area include Petworth Primary School, Midhurst Rother College, Seaford College, Dorset House and Conifers.

The town was voted by The Sunday Times in 2020 as the best place to live in the south east of England describing it as "Cultured, classy and effortlessly upmarket, this enchanting Sussex market town really knows how to turn on the charm."

Chichester (13 miles south) provides excellent shopping and leisure facilities including the renowned Festival Theatre. There is a varied selection of eateries in the area ranging from country pubs to fine restaurants. Sporting activities include golf at Cowdray Park. Polo at Cowdray Park and horse racing at Goodwood and Fontwell. Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 55 minutes) and Pulborough (4 miles, Victoria 70 minutes).

