



Rambling Rose Cottage, 400 Station Road, Petworth, GU28 0ED

A stunning three bedroom cottage with a fully-refurbished contemporary interior, off-street parking and two gardens.



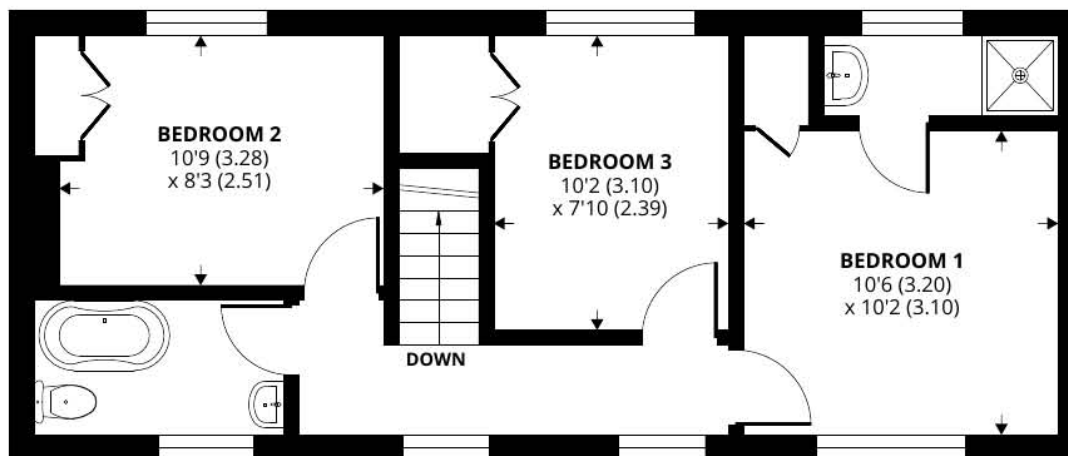
- ▶ Immaculate Contemporary Interior
- ▶ Sitting Room with Fireplace
- ▶ Off Street Parking
- ▶ Bedrooms with Vaulted Ceilings
- ▶ Principle Bedroom with Ensuite Shower
- ▶ Fabulous Kitchen / Breakfast Room
- ▶ Basement Office
- ▶ Stunning Family Bathroom
- ▶ Front & Rear Gardens
- ▶ Secluded Town Centre Location

Nestled in a secluded position close to the town centre, this stunning three bedroom semi-detached cottage offers a perfect blend of contemporary and period charm.

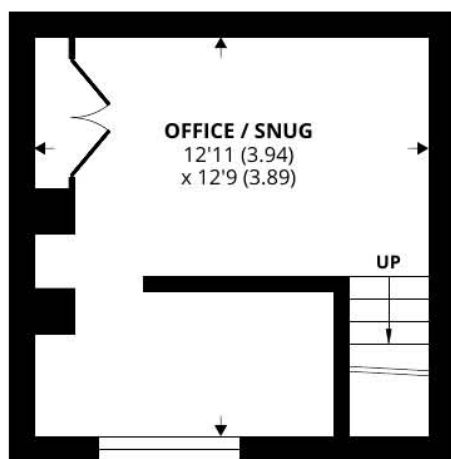
The house boasts off-street parking, front and rear gardens, and a basement office/snug, providing generous space for both work and relaxation. The centrepiece of the property is the fabulous open-plan kitchen/breakfast room complete with quartz worktops. There is also a utility room and pantry, and doors leading out to the rear garden. The reception room is spacious and light and a fireplace adds a touch of warmth to the room. The first floor accommodation comprises a principle bedroom with ensuite shower room and two further impressive double bedrooms. Vaulted ceilings with exposed beams in the bedrooms create an airy and spacious feel, and there is also a superb family bathroom with freestanding rolltop bath.

Externally, the front and rear gardens provide a tranquil escape from the hustle and bustle of every-day life. The front garden is secluded with a small lawn area and gated access. The rear garden links the house with the private parking area, and includes a lawn and a decked area which is an ideal spot for a seating area in the Summer months. With impeccable attention to detail evident throughout, this home truly offers a unique living experience.

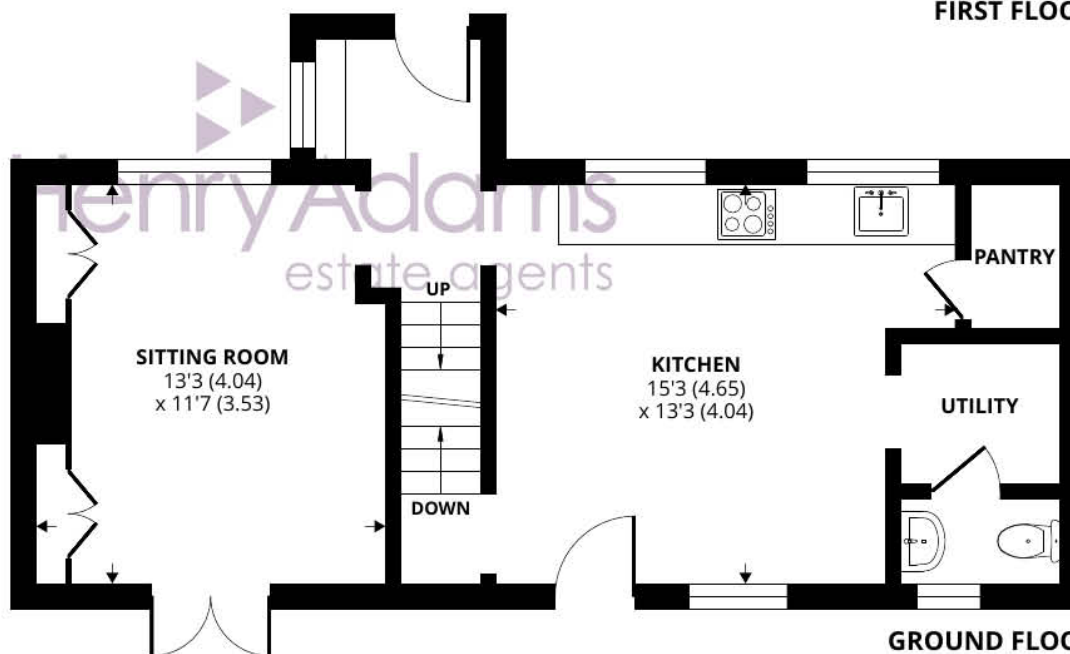




FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Approximate Area = 1113 sq ft / 103.4 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).

