





2 Highnoon Cottages, Balls Cross, Petworth, GU28 9JY

A superb rural retreat complemented with beautiful views and a modern but characterful interior.



- ▶ No Onward Chain
- ▶ Garage and Driveway
- ▶ Oil Fired and Private Drainage
- ▶ Beautiful Views
- ▶ Wraparound Garden with Terrace
- ▶ Potential To Extend (STPP)
- ▶ Recently updated
- ▶ Peaceful Location
- ▶ Characterful Cottage Interior
- ▶ Three Bedrooms / Two Shower Rooms

Nestled in a serene rural setting, this charming three-bedroom semi-detached house seamlessly blends cottage character with contemporary comfort. Recently updated to a high standard, the property offers a delightful retreat with the added potential for extension.

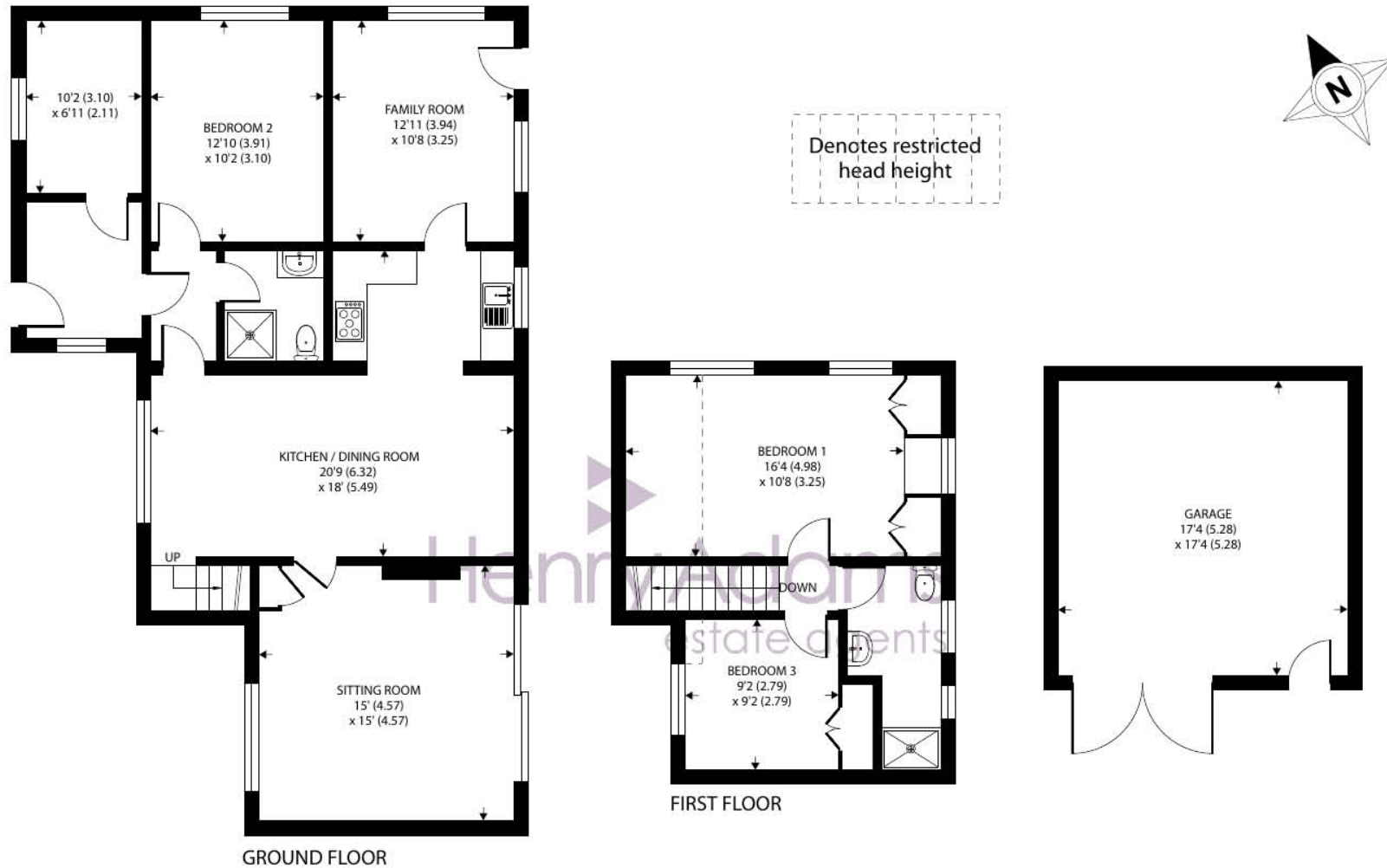
Upon entering, you are greeted by a welcoming entrance hall, perfect for storing wellies and coats, reflecting the home's thoughtful design for country living. The ground floor features a splendid double aspect open plan kitchen and dining room, bathed in natural light, with French doors that open onto the beautifully maintained garden, creating an inviting space for both everyday family life and entertaining. Adjacent to this, the family room provides a cosy yet versatile area, while the sitting room, complete with a fireplace, offers a warm and inviting space to relax. The ground floor also includes a convenient double bedroom and a modern shower room, enhancing the home's functionality.

Upstairs, the main bedroom is a standout feature, offering a double aspect view that floods the room with light and showcases the stunning countryside vistas. A further well-proportioned bedroom and an additional shower room complete the upper level, providing ample accommodation for family and guests.









2 Highnoons Cottages, Balls Cross, Petworth

Approximate Area = 1406 sq ft / 130.6 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Henry Adams. REF: 1140230

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.

Outside

Externally, the property is equally impressive. The wrap-around garden includes a terrace that is perfect for alfresco dining while enjoying the panoramic countryside views. The large garage and workshop offer extensive storage and hobby space, while the private driveway provides secure parking.

Location and Amenities

Nearby 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 range 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.



