



2 Creamery Cottages
Kirdford, RH14 0NB
Asking Price: £400,000 Freehold

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*** Pretty two bedroom terraced cottage overlooking the common * Pretty West Sussex village ***

*** Two bedrooms * Double glazed windows * Parking ***

*** No onward chain * EPC Rating: E ***

A pretty part tile hung character terraced cottage situated in the heart of this popular West Sussex village overlooking the common. The accommodation is arranged over three floors having a dining room with attractive tiled flooring, sitting room with wood burning stove and a good size kitchen. On the first floor there is a double bedroom and spacious bathroom with bath and separate walk in shower and stairs rise to the top floor where there is a further double bedroom. Outside, there is a lawned front garden set behind picket fencing and there is a driveway at the end of the terrace leading to the rear of the properties where there is parking for two cars and rear access to the garden which is mainly laid to lawn with flower and shrub borders around, all enjoying a bright and sunny westerly aspect. We highly recommend a visit to fully appreciate the accommodation on offer.

Kirdford is a picturesque Sussex Village renowned for its fine period houses and cottages, award winning local village shop with cafe and for the unspoilt countryside that surrounds it, which is popular with cycling enthusiasts. The village provides two public houses and a fine parish church with the larger centres of Petworth and Billingshurst being about 5 and 5½ miles respectively, the latter providing schooling for all age groups, a good range of shopping facilities and a mainline railway station with a service into London (Victoria about 65 minutes). The larger provincial centre of Horsham (13 miles) and Haslemere (10 miles) away also with mainline train stations to London.

~ Accommodation ~

Ground Floor: ~ Hallway: ~ Sitting/Dining Room: 21' 9" x 13' 5" (6.64m x 4.10m) ~ Kitchen/Breakfast Room: 20' 1" x 7' 11" (6.11m x 2.42m) ~ Cloakroom

First Floor: ~ Bedroom: 13' 6" x 10' 2" (4.12m x 3.09m) ~ Bathroom

Second Floor: ~ Bedroom: 13' 6" x 10' 10" (4.12m x 3.30m)

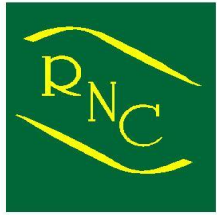
Outside: Oil fired heating, mains drains, water and electricity

Directions:

From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village fork right into Skiff Lane just after the turning right to Ifold. At the end of Skiff Lane turn right towards Kirdford and continue on this road to the village centre, turn right by the Half Moon public house and the property can be found set back on the left hand side opposite the common and the Foresters public house.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Chichester District Council. Tax Band: D

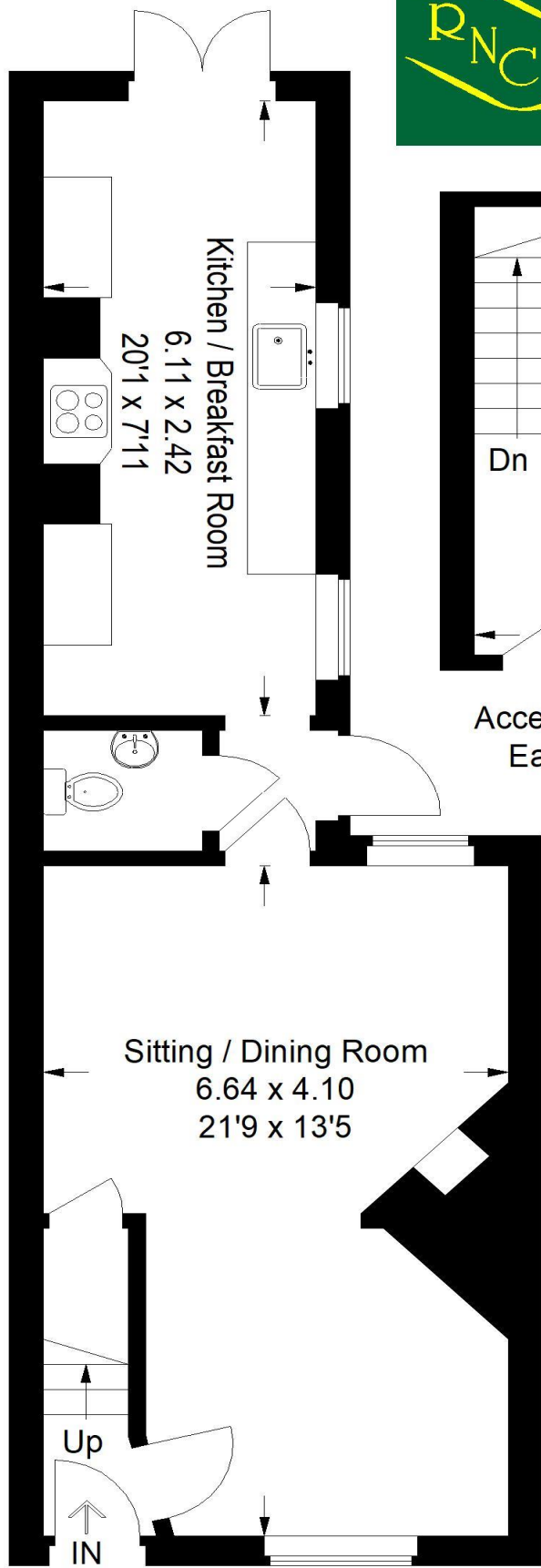


Creamery Cottages

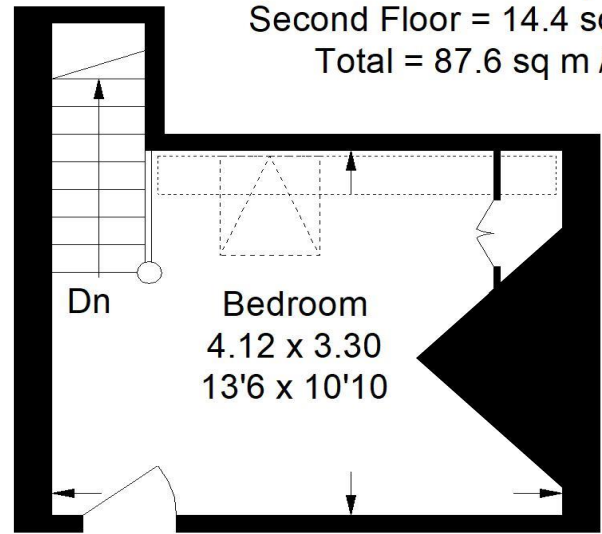
Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 27.3 sq m / 294 sq ft
Second Floor = 14.4 sq m / 155 sq ft
Total = 87.6 sq m / 943 sq ft



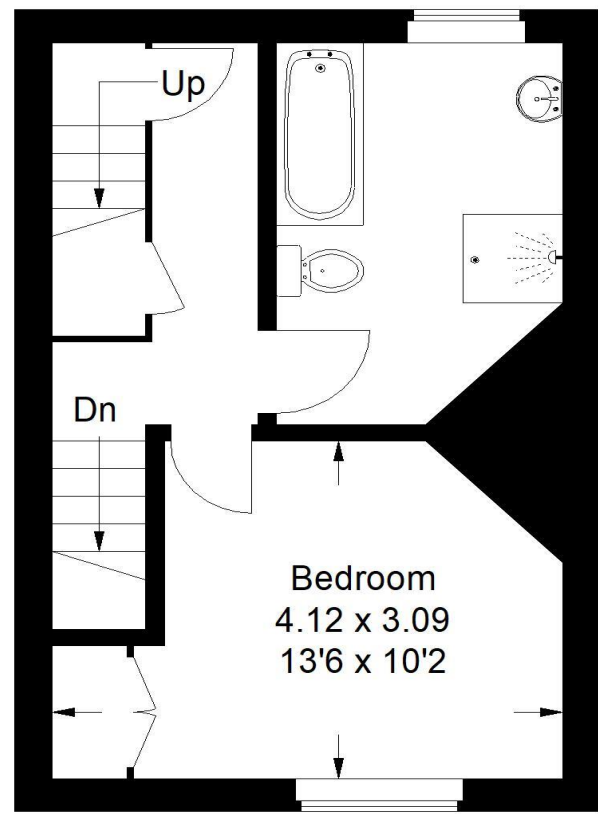
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



Second Floor



First Floor





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