

# Lettings



Old Keepers | Pondtail Farm | West Grinstead | West Sussex | RH13 8LN

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Rental Guide: £2,950 - Per calendar month – Un-furnished



- Charming detached four bedroom house
- EPC: E | Council Tax: E | Deposit: £3,403.00
- Fabulous remote location offering direct access to superb walks
- Recently fitted kitchen
- Garden home office
- Ample parking
- Good access to main routes including A24 and A272

## Description

Situated in a glorious remote location, a beautifully presented four bed detached house, surrounded by parkland and accessed by a ½ mile private drive. Offering a rare degree of privacy and seclusion with no near neighbours, the house is positioned in the heart of the “Northern Block” – a 1000-acre rewilding enclosure with free roaming longhorn cattle and wild deer.

With newly decorated characterful accommodation including a well fitted kitchen with range cooker and integrated dishwasher & fridge freezer, utility room, modern ground floor wet room, living room & dining room, two staircases leading to first floor with modern family bathroom and four bedrooms. Detached home office. Garden with fabulous rural views, further additional basic outbuildings and ample parking. Good access to public right of way which leads east/west directly from the property.

## Location

<https://what3words.com/waltzed.glance.validated>

## Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band E.
3. **Services:** Mains water (submetered) & electricity are connected. Private drainage Oil fired central heating.
4. **Photos & particular prepared:** March 2025

5. Property Reference: HJB03069

## Viewing

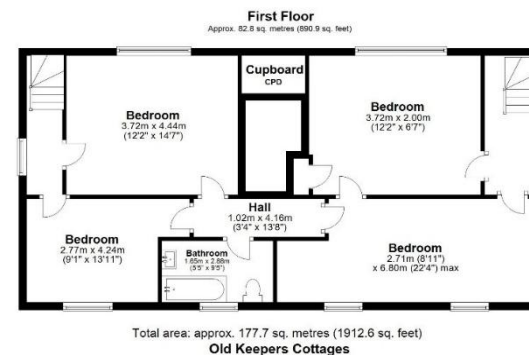
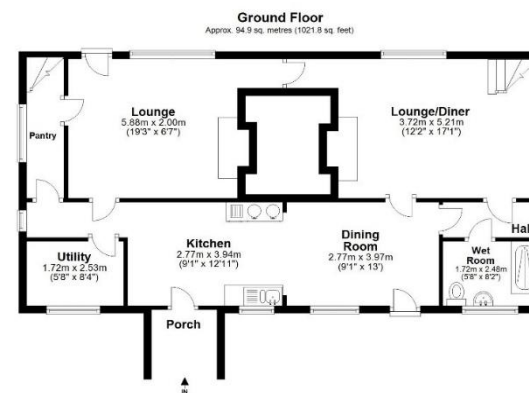
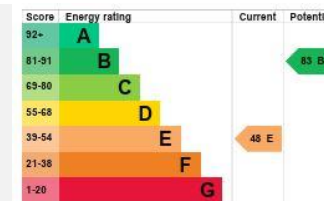
An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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Total area: approx. 177.7 sq. metres (1912.6 sq. feet)  
Old Keepers Cottages

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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