



DOVE COTTAGE

*Barrington
& Company*

DOVE COTTAGE, NORTH, STREET, PETWORTH, WEST SUSSEX, GU28 0DJ.

An attached terraced cottage with distant rural views and situated just a short walk from the town centre.

Hall, Open plan living room/kitchen, Conservatory, 2 bedrooms, Shower room, Delightful cottage garden, Garden shed.

DIRECTIONS: Leave the town centre on North Street and Dove Cottage will be found on the right shortly after the white railings. A shared path beyond its neighbouring property leads to the rear garden.

SITUATION: Dove Cottage is situated about halfway along North Street but its proximity to the road is more than compensated by the panoramic rural view from the rear over the Shimmings Valley, a designated Area of Outstanding Natural Beauty. Perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland (designed by Capability Brown), the town benefits from a regular farmer's market, excellent deli with butchers, a wealth of antique shops, and an assortment of eateries. Schools in the area include Petworth Primary School, Midhurst Rother College, Seaford College, Dorset House and Conifers to name but a few. Chichester (13 miles) provides excellent shopping and leisure facilities including the renowned Festival Theatre. In addition to the restaurants in Petworth itself there is a good supply of country pubs and fine restaurants in close proximity. 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 60 mins.) and Pulborough (4 miles Victoria 70 mins.) The A3 (M) is within a 14 mile drive providing easy access to London Heathrow and Southampton airports and the motorway networks to the north and south.

DESCRIPTION: A mid terraced property with features that include an open fireplace, exposed beams and latched pine doors with elevations of brick and stone under a clay tiled roof.





The front door leads to a hall with hatch to loft, airing cupboard with central heating boiler. Bedroom 1 enjoys panoramic rural views over the Shimmings Valley and has a range of built in wardrobe cupboards. Bedroom 2 also has a range of wardrobe cupboards and fitted book shelves. The shower room is fitted with a large walk-in shower, wash basin, low level w.c. and heated towel rail. From the hall stairs lead down to the main living area with door to Sitting/dining room with attractive stone fireplace with flagstoned hearth, exposed timbers, Kitchen area with a well fitted range of wall and floor units with ample worktops, stainless steel sink, integral dishwasher and washing machine, space for electric oven with extractor above, fridge/freezer, walk in under stairs cupboard. From sitting room double glazed doors open to the double glazed Conservatory with door to garden.

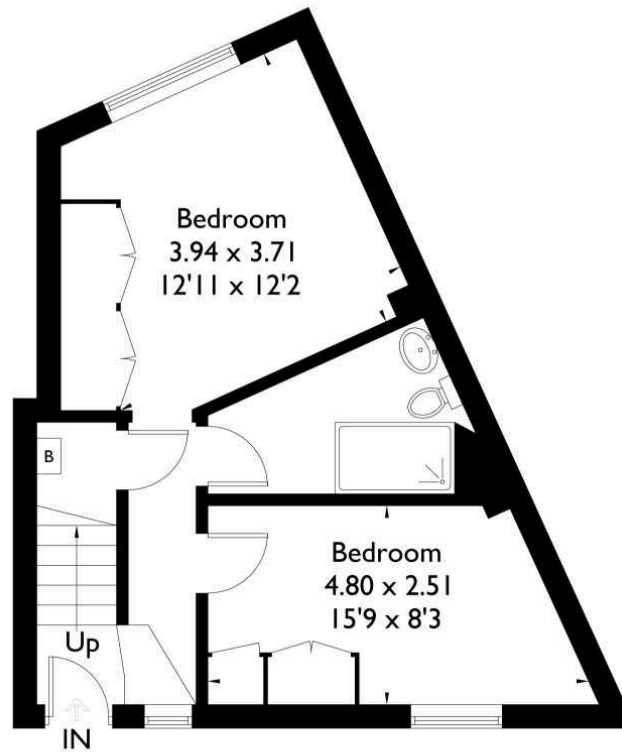
OUTSIDE: from the Conservatory a door opens on to a paved terrace and steps lead down to two further terraced areas with path flanked by well stocked borders. On the lower terrace is a sitting area, further shrub borders and a shed. A side gate gives access to a shared pathway leading to North Street. The garden is 73' (22.25m) long and 12'6" (3.8m) at its widest point, tapering to the end.

SERVICES: Mains water, gas, electricity and drainage. (gas fired central heating by radiators).

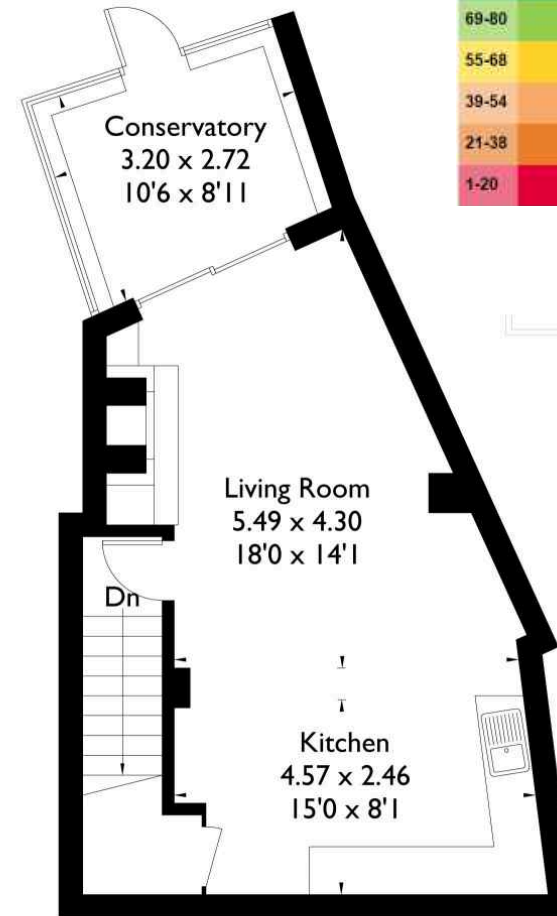
COUNCIL TAX: Band C. Chichester District Council. Tel. 01243 785166



Approximate Gross Internal Area
84 sq m / 906 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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