



TUDOR COTTAGE

**Barrington
& Company**

TUDOR COTTAGE, TILLINGTON, PETWORTH, WEST SUSSEX, GU28 0RA.

A detached period house in half an acre with car barn and workshop. Its main road location is fully compensated by distant rural views to the Downs and a wonderful landscaped garden setting.

Hall, Kitchen/breakfast room, Sitting room, Dining room, Conservatory, Study, Four double bedrooms, 2 Bathrooms, Oil fired central heating, Car barn, Workshop, Utility room and garden storage. Grounds of nearly half an acre.

DIRECTIONS

Leave Petworth heading west on the A272 towards Midhurst and after 0.8 miles the entrance to the property will be found on the left just beyond Tillington House

SITUATION

The property is situated on the southern fringe of the village of Tillington and within a short walk of the Parish Church and Horse Guards Pub. There is a bus stop a few hundred yards away. Petworth (1 mile) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (16 miles) as well as the renowned Festival Theatre.

Communications with London are surprisingly easy with mainline stations at Haslemere (11 miles, Waterloo 60 minutes) and Pulborough (6 miles, Victoria 70 minutes). The A3 (M) is within a 15 mile drive.





DESCRIPTION

Tudor Cottage, as its name suggests, dates from the 1500's and is Grade II listed. The property has an interesting and well documented history with many unusual period features. It has been well maintained and improved by the present owners, now successfully combining bygone charm with up to date facilities including custom fitted kitchen, and a ground floor wet room. The spacious accommodation is both practical and conveniently planned with access from the rear to a lobby and utility area with adjacent wet room. The double aspect, kitchen/breakfast room leads through to a central hall and staircase. From here an inner hall leads to the study, conservatory and dining room which in turn opens into the sitting room with its wood-burning stove. The south facing conservatory offers the perfect vantage point to admire the delightful garden and downland views beyond. Stairs from the hall lead to the first floor and a large landing area giving access to four double bedrooms and a bathroom.

OUTSIDE

The property is approached by a gravelled driveway leading to ample parking and a timber framed car barn with nearby detached workshop and utility room. The thoughtfully landscaped gardens with their manicured lawns, laser straight box and yew hedges, York stone terraces and water fountain all combine to provide the perfect setting backed by rural views to the South Downs.

ENERGY PERFORMANCE CERTIFICATE. Band E.

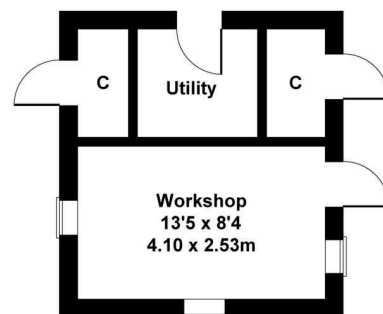
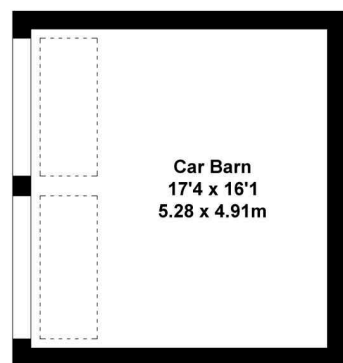
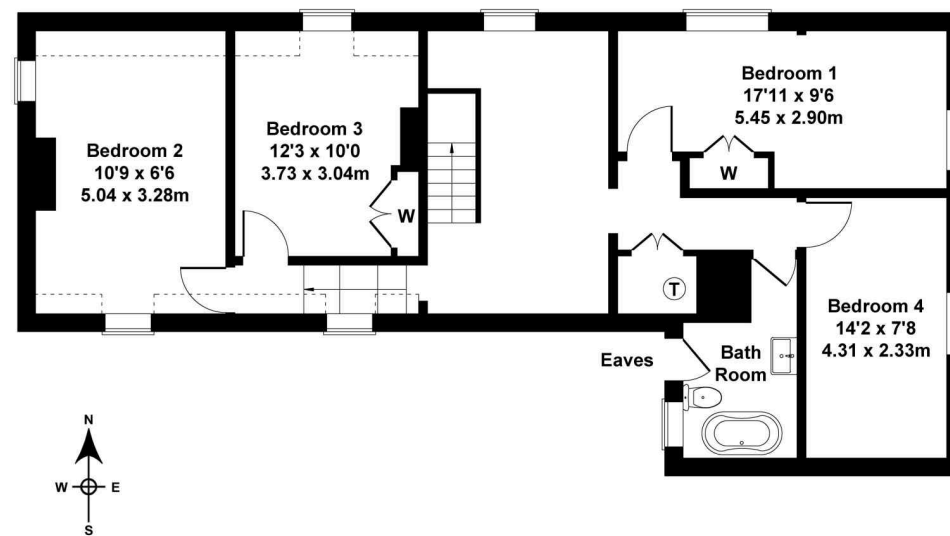
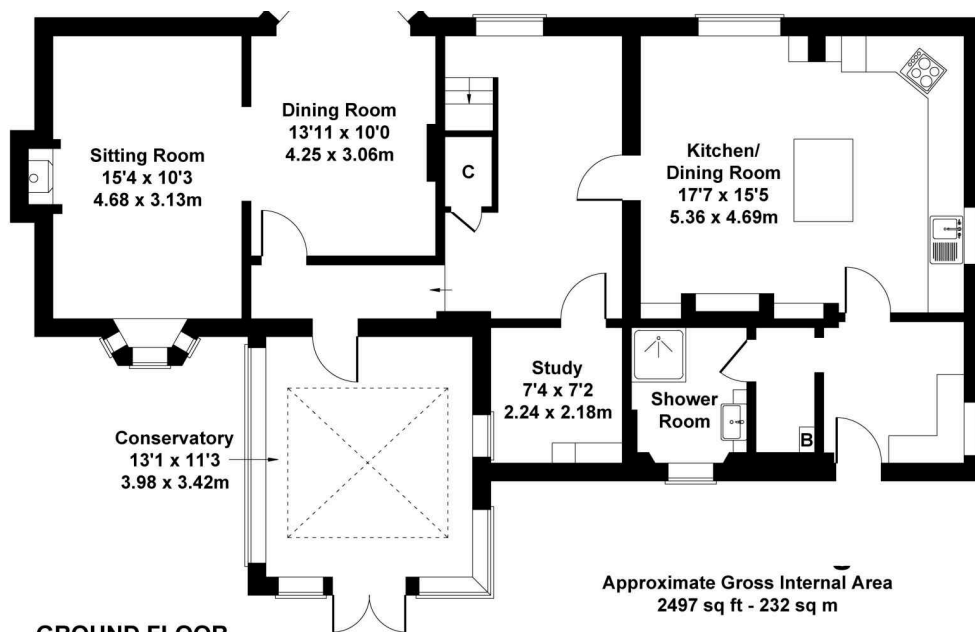
SERVICES. Mains Water, Electricity
and Drainage. Oil fired central heating.

COUNCIL TAX: Band E. Chichester
District Council.

What3words - [///swipes.obtain.snap](https://www.what3words.com/swipes.obtain.snap)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Barrington
& Company**

**MARKET SQUARE HOUSE,
PETWORTH, WEST SUSSEX,
GU28 0AH.**

T: +44(0)1798 342242

E: petworth@barringtonandco.com

W: www.barringtonandco.com

IMPORTANT NOTICE: Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.