



PARSLEY COTTAGE

***Barrington
& Company***

PARSLEY COTTAGE, LITTLE BOGNOR, FITTLEWORTH, WEST SUSSEX, RH20 1JT.

Tucked away in this peaceful rural hamlet, a spacious detached house, full of character and set in delightful landscaped gardens.

Entrance hall, Cloakroom, Kitchen/Dining room, Drawing room, Sitting room, Study, Pantry, Utility, Master bedroom with ensuite bathroom, 3 Further Double Bedrooms, one with washroom ensuite, Family Bathroom, Shower room, Gas fired central heating, Garage & workshop, Parking, Greenhouse, Landscaped Gardens, In all about 0.28 acres.

DIRECTIONS:

Follow Sat nav to post code and the property will be found on the left opposite the wrought iron gates to Little Bognor House on the right.

SITUATION:

The property is tucked away in the peaceful hamlet of Little Bognor, well away from main roads, amidst beautiful Sussex countryside and with only picturesque period cottages as neighbours. The village is Fittleworth is just over a mile away and has an excellent community run shop and café, a well regarded pub, a primary school and parish church. The towns of Petworth and Pulborough are close by and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Pulborough provides a service to London Victoria. Petworth and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour. There are many miles of footpaths and bridleways in the area and also fly fishing within walking distance of the house.





DESCRIPTION:

Dating from the 18th Century with elevations of mellow stone and brick under a clay tiled roof, this charming house has been extended in recent years and now offers well planned family living space. The front door opens to a good sized hall with cloakroom. The Open plan kitchen/dining room is well proportioned with a window seat looking out to the front. The kitchen is fitted with a range of custom fitted cupboards under granite work surfaces, a three oven gas fired Aga and tiled flooring. A pantry and utility area with outdoor access is situated to the rear of the kitchen. To the right of the hall, double French doors open into the characterful drawing room, with exposed beams and a magnificent inglenook fireplace with copper canopy and original bread oven. From the drawing room, two steps lead down to the double aspect sitting room, fitted with a range of shelves and cupboard and with double French doors onto the garden. Stairs rise to the first floor and the generously proportioned main bedroom with ample storage and a spacious en-suite bathroom. There are three further double bedrooms, one benefiting from its own en-suite washroom, as well as a family bathroom and shower room. A versatile study, also suitable as a double bedroom, features French doors that open onto a rear terrace, offering views over the garden and across to the South Downs beyond.



OUTSIDE:

A five bar gate leads to the gravelled drive and onto the parking area in front of the garage. The garden to the front of the house includes a magnificent magnolia tree which shades a paved terrace bordering a lawn and leading into a further enclosed lawned garden with mature shrubs and fruit trees. The beautifully landscaped rear garden is arranged as a series of terraced lawns, each connected by stone steps with adjacent planted borders that offer year-round interest. At the rear of the house there is a wide sun terrace. A kitchen garden and greenhouse can be found on the upper terrace, beyond which, the garden backs onto open farmland, offering distant rural views towards the South Downs.

SERVICES: Mains Water, Gas and Electricity, Private drainage.

EPC rating: Band D.

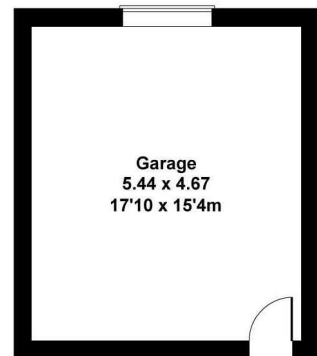
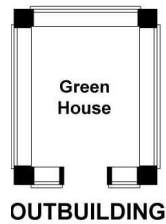
COUNCIL TAX: Band G. Chichester District Council.



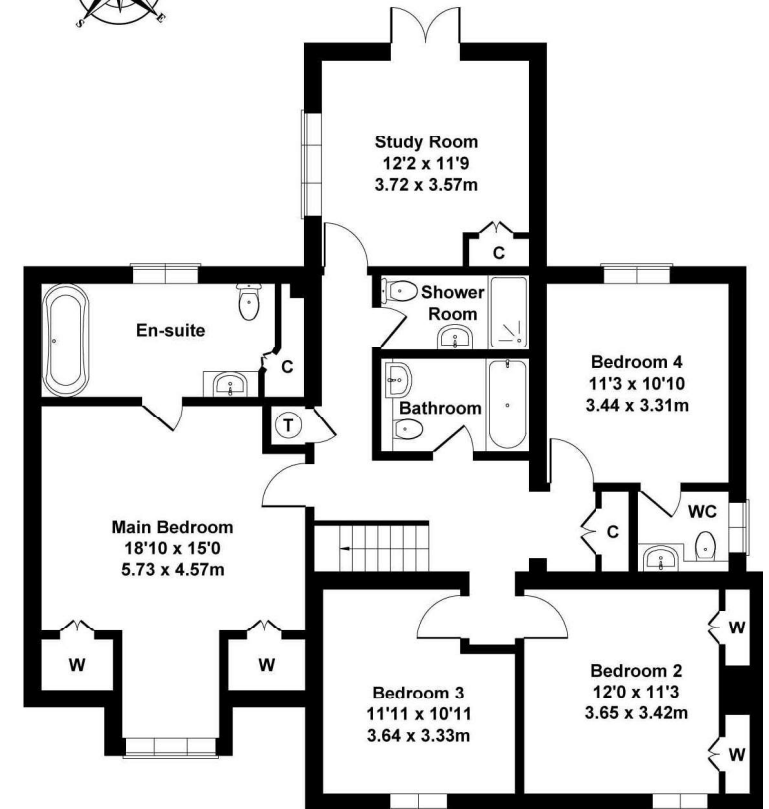
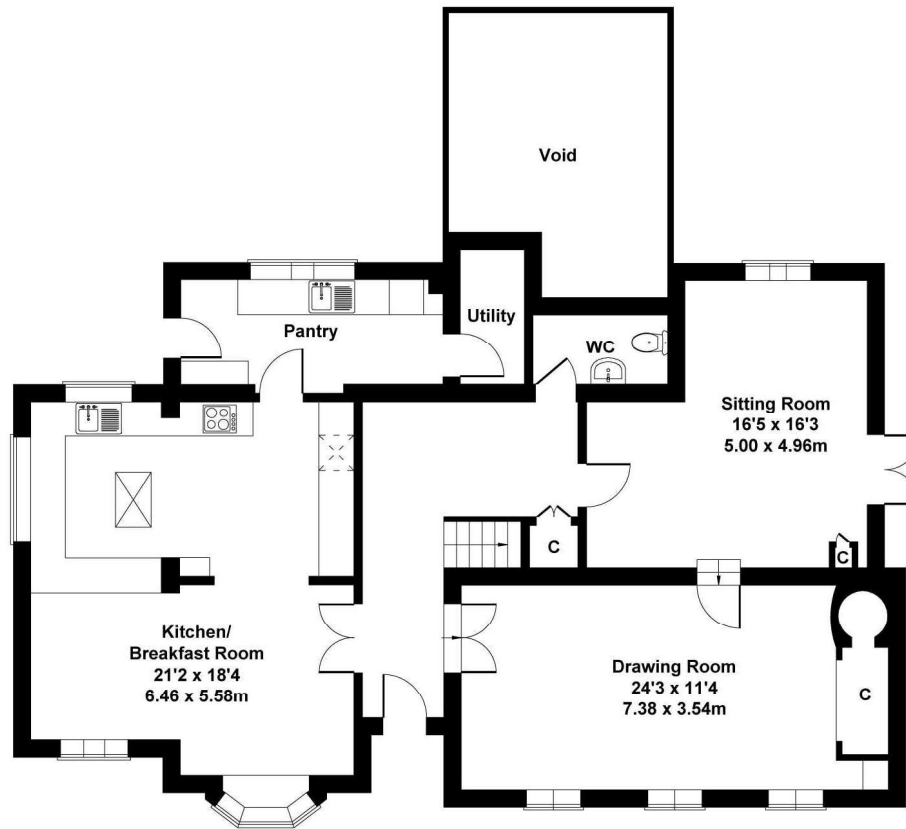


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Approximate Gross Internal Area
2766 sq ft - 257 sq m
(Excluding Outbuilding)



GARAGE



Not to Scale. Produced by The Plan Portal 2025
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