



APRIL COTTAGE

**Barrington  
& Company**



## APRIL COTTAGE, WEST SIDE, TILLINGTON, PETWORTH, GU28 9AL.

*Enjoying a quiet village location, a spacious detached chalet bungalow with secluded west facing garden.*

Hall, Kitchen, Sitting room with open fireplace, Dining room, Study, 3/4 Bedrooms, 2 Bathrooms, Oil fired central heating, Gardens, Garage, Shed, Driveway parking.

### DIRECTIONS.

Leave Petworth heading west on the A272 towards Midhurst and after 1.1 miles turn right into The Harrows. Take the next turning right (West Side Private Estate) and follow the lane round to the left where April Cottage will be found on the left.

### SITUATION.

The property is situated on a quiet lane well away from main roads and within a short walk of the Parish Church and Horse Guards Pub. There is a bus stop a few hundred yards away on the A272. 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.

This detached chalet bungalow originally dating from the 1930's, has spacious and adaptable accommodation and a secluded west facing rear garden. The front door opens to a hall leading to a double aspect sitting room, dining room, study and kitchen. There are two ground floor double bedrooms and a shower room. From the dining room stairs rise to the first floor and an open plan sitting room/occasional bedroom 4, a third double bedroom and a large bathroom. There is oil fired central heating and double glazed windows.

## OUTSIDE.

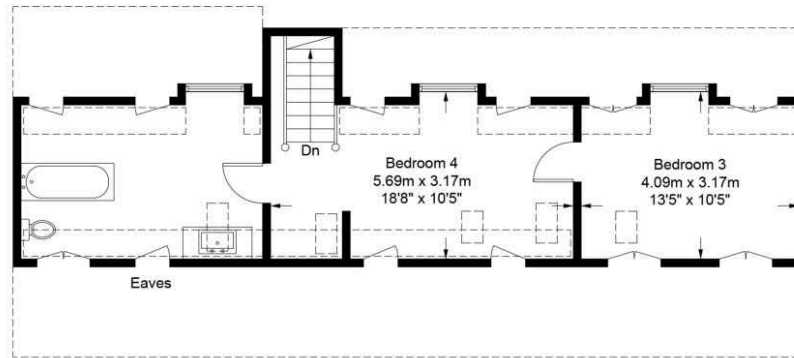
To the front of the property is a wide brick paved parking area and a garden mainly laid to lawn bounded by mature hedges. To the rear a pergola shaded terrace has steps down to the secluded west facing garden with its well stocked shrub borders and mature trees, There also is a detached garage and garden shed.

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

COUNCIL TAX: Band E. Chichester District Council.

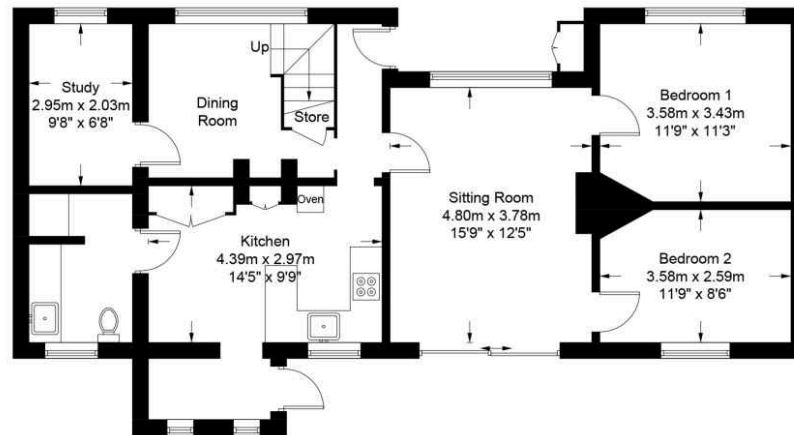


Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft  
(Excluding External Cupboard)  
Garage = 16.0 sq m / 172 sq ft  
Total = 146.0 sq m / 1571 sq ft

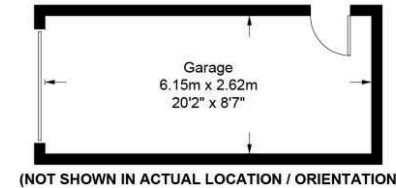


FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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