

Rose Cottage

Lodsworth, Petworth, Surrey



 Knight
Frank

A rare opportunity to acquire an exquisite cottage in a prime position within one of the most sought-after villages in the southeast.

Petworth 4 miles, Midhurst 4 miles, Haslemere mainline station 11 miles (London Waterloo 56 minutes),
Petersfield 14 miles, Chichester 16 miles, Guildford 22 miles, London 52 miles
(Distances and times approximate).



3-4



2-3



3-4

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Snug | Dining room | Kitchen | Utility/boot room | Cloakroom

First Floor: Principal bedroom suite | Two further double bedrooms | Family bathroom

Second Floor: Study | Games room

The Old Stable

Sitting room | Mezzanine bedrooms | Shower room

Garden and Grounds

Driveway | Parking for several cars | Landscaped garden | Swimming pool

Double garage with integral store | Garden store

In all about 0.6 acres



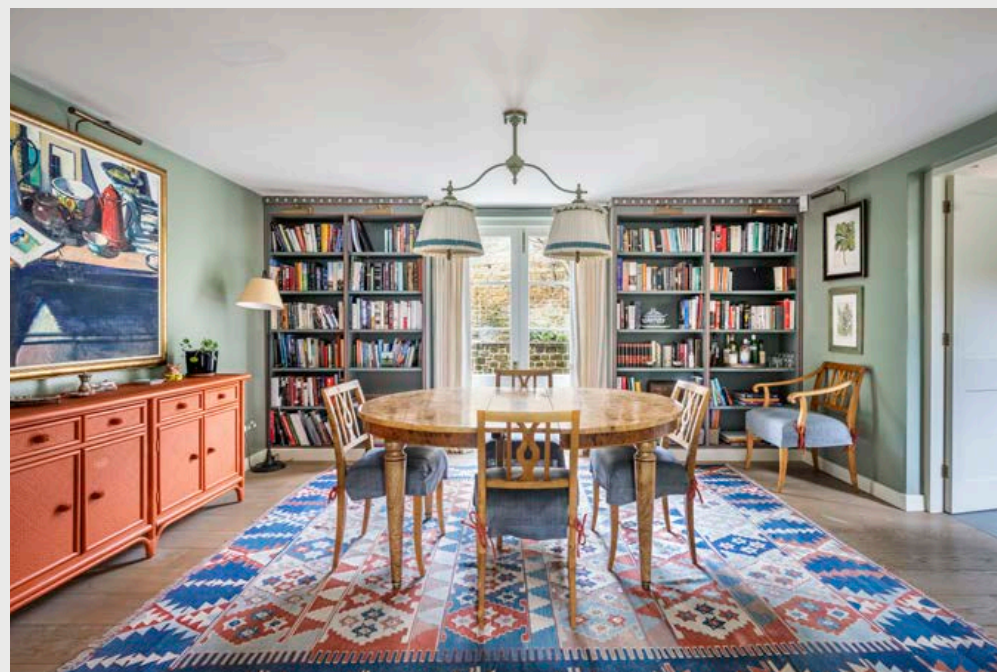
Situation

Rose Cottage is centrally located in a picturesque village within the rolling West Sussex countryside, nestled in the South Downs National Park. The property benefits from south-western rural views. The village is home to key amenities, including The Hollist pub and the Lodsworth Larder, a community-run, award-winning shop.

Nearby towns such as Petworth and Midhurst provide a variety of shopping and services, while larger cities like Chichester, Petersfield, and Guildford offer even more extensive facilities. London and the South Coast are easily accessible via the A3, connecting to the M25 and the national motorway network. A regular fast train service from Haslemere to London Waterloo takes about 56 minutes. Major airports like Gatwick, Heathrow, and Southampton are within 35 to 48 miles.

The area is well-served by schools, with options including Highfield and Brookham, Windlesham House School. Westbourne House, Seaford College and Bedales, among others. For leisure and recreation, the region offers excellent options, such as racing at Goodwood, polo at Cowdray Park, and golf at various locations. Sailing and various outdoor activities are available along the south coast, with many footpaths and bridleways through the surrounding countryside. The Chichester Festival Theatre and Yvonne Arnaud Theatre in Guildford are prominent cultural venues.

For nature enthusiasts, there are numerous walking and riding opportunities, including easy access to the River Lod, which leads to the River Rother and eventually to the River Arun.



Rose Cottage

Dating from 1664, Rose Cottage blends original character with modern renovations, having undergone a whole-house comprehensive renovation and extension project in 2018. The renovations and extensions were led by Adam Architecture and Beata Heuman for the interior design, creating a carefully planned and vibrant home. Key features include: engineered hardwood flooring throughout the ground floor and first-floor bedrooms, intricate stone, metal, and fabric details adding a whimsical structure to otherwise overlooked details within the property, an inglenook fireplace with a log burner, a Delft-tile-surrounded working fire in the snug, exposed original timber framing, and a vaulted principal bedroom suite.

The home has a well-balanced layout, with comfortable ceiling heights throughout. On the ground floor, there is a spacious sitting room with a dual aspect centred around the inglenook fireplace. The kitchen is well-appointed, featuring an electric AGA, ample storage, a central copper-top island, an Esmerelda Green granite worktop and triple-aspect views over the rear gardens. Adjacent is a dining room that can be open-plan or separated by pocket doors, featuring a built-in library and French doors opening onto a secluded terrace. Beyond the dining room is a utility room with a scallop-edged Carrara marble sink and built-in cabinetry for boots and coats.

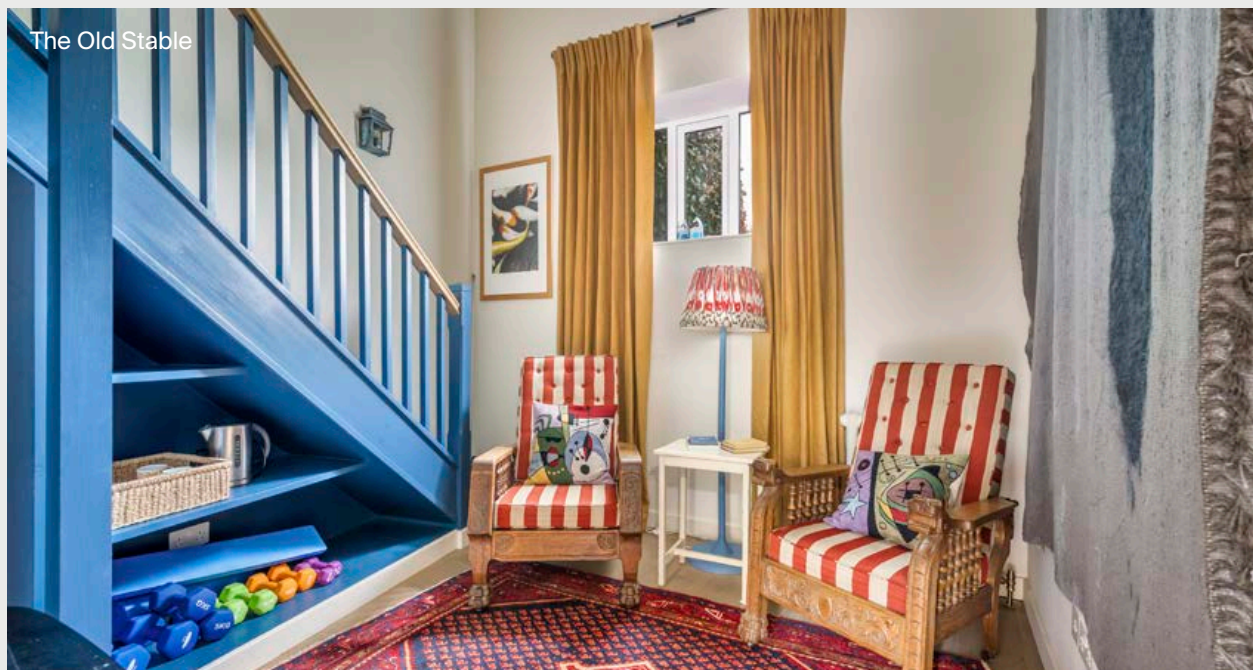
On the first floor, the principal suite includes an elegant bathroom and dressing area, two further double bedrooms, and a family bathroom. The vaulted principal suite is generously sized, with floor-to-ceiling grass cloth wallpaper and dual aspects. The bathroom has a separate bath and shower, flowing into a spacious dressing room. The two additional bedrooms are also large, featuring built-in wardrobes and study areas. The second floor offers a study and games room.

The Old Stable

A wonderful addition to the property, The Old Stable is located across the courtyard garden from the main house and is housed within the end of the neighbour's barn. Accommodation within this space comprises a sitting room and shower room to the ground floor, with a bedroom on the mezzanine above. Note The Old Stable also benefits from CAT 6 / smoke alarm wiring and central heating from the main house boiler.

Outside

Rose Cottage is entered via electric gates from The Street onto a large driveway with plentiful parking in addition to the oak clad and lined double car barn. The gardens and grounds were landscaped by Chelsea Gold Medal winner Chris Moss who created a structured and practical space featuring large lawned areas, a reclaimed York Stone paved courtyard garden framed by miniature ornamental crab apple trees. Located in an elevated setting is the swimming pool, heated by air-source heat pump, and with a surrounding terrace perfect for summer afternoons. Open views are enjoyed from the top of the garden and planting featured in the gardens are a wisteria on the house, jasmine and a vegetable garden.



Property Information

Services:

We are advised by our clients that the property has mains water and drainage, electricity, and an oil-fired boiler. There is underfloor heating throughout the majority of the house, CAT 6 cabling, and notably there is superfast internet to the village.

Tenure:

Freehold.

Local Authority:

South Downs National Park Authority

01730 814810

Chichester District Council

01243 785 166

Council Tax:

Band G

EPC:

Band E

Postcode:

GU28 9DA

what3words:

///dock.wolves.manual

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

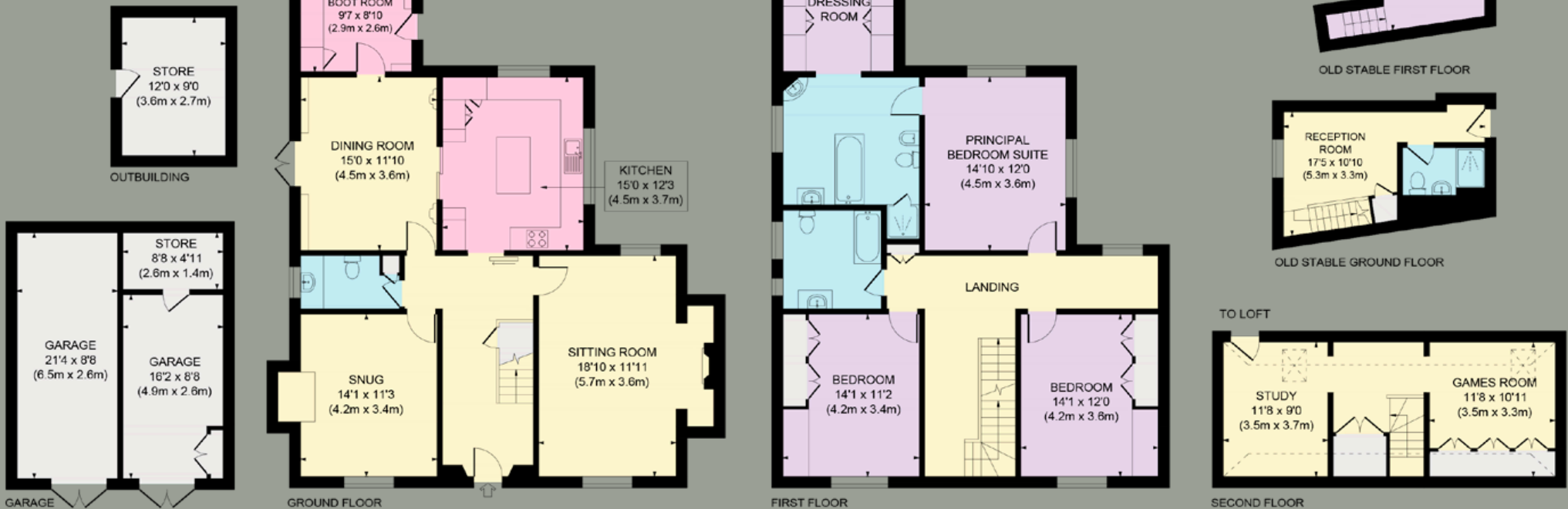
House: 2,558 sq ft / 237.66 sq m

Garage: 382 sq ft / 35.47 sq m

Outbuildings: 108 sq ft / 10.03 sq m

Old Stable: 256 sq ft / 23.82 sq m

Total: 3,304 sq ft / 306.98 sq m



Haslemere

1 West Street

Haslemere, Surrey

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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