

Chill Cottage

Vicarage Lane, Lodsworth, Petworth



An outstanding and un-listed period house in the historic and much sought-after village of Lodsworth

Petworth 4 miles, Midhurst 4 miles, Haslemere 11 miles (London Waterloo 56 minutes), Petersfield 14 miles
Chichester 16 miles, Guildford 22 miles, London 51 miles
(Distances and times approximate).



4-6



2-4



3-4

Summary of accommodation

Main House

Ground Floor: Entrance hall, Drawing room | Family/Dining room | Snug | Kitchen/breakfast room
Utility/boot room | Cloakroom

First Floor: Principal bedroom with en-suite and dressing room | Three further bedrooms | Family bathroom

Annexe

Step-free ground floor bedroom with bathroom en suite | First floor studio with kitchen bathroom and patio garden

Gardens and Grounds all about 0.35 acres



Situation

(Distances and times are approximate)

Chill Cottage occupies a prime yet private position on Vicarage Lane in the south-east corner of Lodsworth village, the oldest part of the village, set in mature and attractive gardens.



This idyllic village is set in the rolling West Sussex countryside within the South Downs National Park and is home to The Hollist, the village pub, and the Lodsworth Larder, the award-winning village shop, which is run and staffed by the local community. The nearby towns of Petworth and Midhurst offer a wide range of shops and services, whilst more comprehensive shopping and recreational facilities can be found in the nearby cathedral city of Chichester, Petersfield and Guildford.



There is a wide range of schools in the area, including Seaford College at Petworth, Dorset House, Windlesham School near Storrington, Bedales, Ditcham Park and Churchers' College at Petersfield, Brookham and Highfield at Liphook, St Edmund's at Hindhead and Charterhouse at Godalming.



There is good access to London and the South Coast via the A3 which links to the M25 and national motorway network.



Chill Cottage

Dating, we believe from the early 1800s, Chill Cottage presents as a charming family home with an abundance of period features including an inglenook fireplace, exposed beams and stone, and vaulted ceilings. The latter is particularly notable in the entrance hall - a wonderful first impression of the house with a natural stone floor - where there is an atrium effect allowing the space to be filled with light. The drawing room is a wonderful space with a dual aspect, plentiful windows, an inviting fireplace, and built-in shelving. Also to the ground floor is a snug inglenook fireplace and wood burner, a well-appointed kitchen/breakfast room with double butler sink and inline water purification system, plentiful storage which triple aspect windows facing into the garden and conveniently adjoining the family/dining room. The latter has an electric fire, built-in cabinetry and direct access to a terrace and gardens beyond.

To the first floor are four good-sized bedrooms. The principal bedroom suite boasts impressive, vaulted ceilings with a hand-built, bespoke dressing room across the atrium (which could potentially be used as a nursery), and a good-sized bathroom en suite with underfloor heating. Of note, most of the bedrooms benefit from built-in storage, have period features and enjoy enchanting views around the property.

Outside

To the outside is a superb, detached double storey annexe boasting flexible accommodation which is currently arranged as having a bedroom and bathroom on the ground floor which is step-free, and a studio space with a kitchen, built-in bed and a further bathroom to the first floor.

The house is approached along Vicarage Lane and up onto the driveway with plentiful space for parking. The gardens and grounds are a real highlight to the property, being mature and well-stocked with trees and beautiful borders. Chill Cottage was previously owned by a keen gardener and Camellia experts so abounds with fine examples. Further trees of note include Magnolia and Gingko. Elegant terraces are located around the property making most of the sun throughout the day and notably, there is a waterfall feature outside the kitchen undulating to a recycling water supply, and a secluded 6 person jacuzzi on the rear terrace.

Property Information

Services: We are advised by our clients that the property has mains water and drainage, electricity, and air source heat pump generated central heating. Electric car charging point.

Local Authority: Chichester District Council
Telephone: 01243 785 166

Postcode: GU28 9DF

What3Words: snacks.shells.roost



Approximate Gross Internal Floor Area

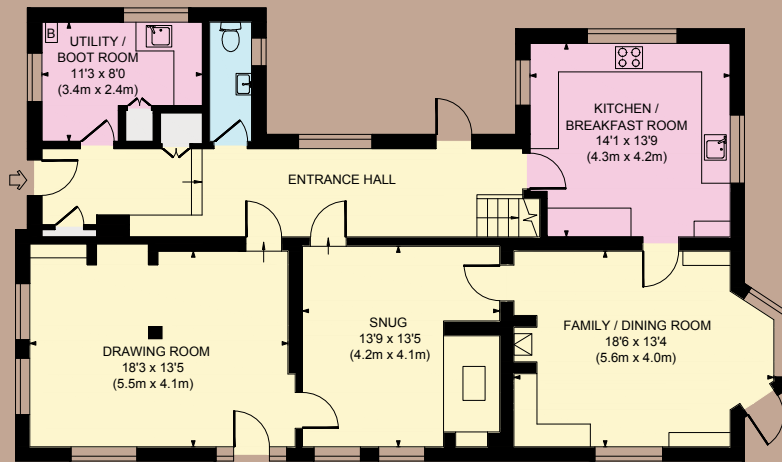
Main House 2419 sq. ft / 224.69 sq. m (including void)

Annexe 448 sq. ft / 41.64 sq. m

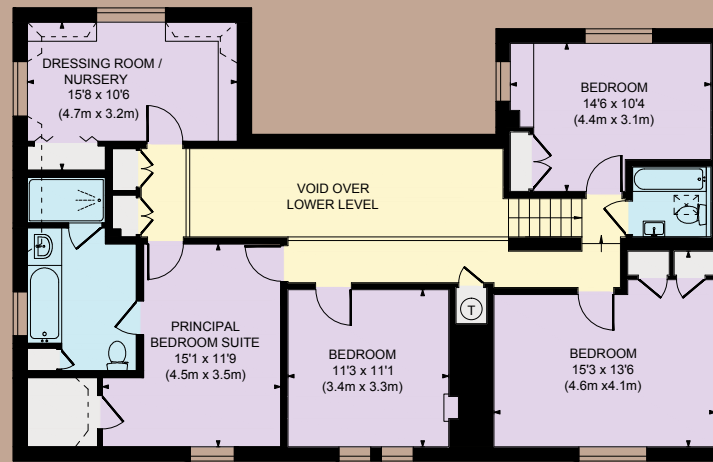
Outbuildings 118 sq. ft / 10.98 sq. m

Total 2985 sq. ft 227.31 sq. m

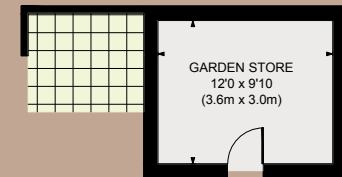
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



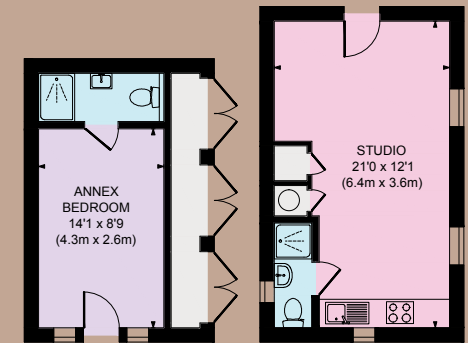
GROUND FLOOR



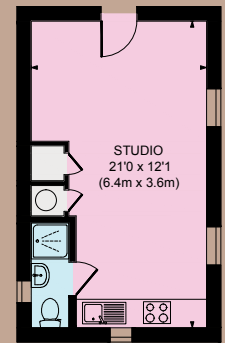
FIRST FLOOR



OUTBUILDING



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR

Haslemere

1 West Street

Haslemere, Surrey

GU27 2AB

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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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Particulars dated April 2025. Photographs and videos dated April 2025.

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