Grove Cottage, Grove Street, Petworth, West Sussex GU28 0BD

GL & CO
ESTATE AGENTS

Grove Cottage, Grove Street, Petworth, West Sussex GU28 0BD

Guide Price £575,000 Freehold

2 2 1

- CHARMING GRADE II LISTED VICTORIAN COTTAGE
- TWO FIRST FLOOR BEDROOMS
- BARN CONVERSION POTENTIAL (STNPP)
- PRIVATE WALLED GARDEN
- WITHIN SHORT DISTANCE OF TOWN
- TWO RECEPTION ROOMS AND SPACIOUS CELLAR
- LOFT AREA
- FEATURED IN HOMES AND GARDENS MAGAZINE
- QUIET LOCATION

DIRECTIONS

What3words///beyond.cattle.minimums

ACCOMMONDATION

Sitting room * Dining room * Kitchen * Cellarage * Two first floor bedrooms * Loft area * Family bathroom * Detached Barn * Courtyard and further walled garden *

THE PROPERTY

The property is entered via a cosy sitting room with oak flooring, brick built feature fireplace and small bay window to the front. To the rear a step leads up to the raised dining area, again with oak flooring, window to rear and door to the spacious cellarage, which is ideal for storage. To the rear of the property there is a cottage style kitchen with wall and base mounted units, granite worktops and door out to the rear courtyard garden.
A turning staircase leads to the first floor accommodation comprising of two double bedrooms, with bedroom one having a spiral staircase leading to large carpeted loft area, which has built in storage and a window providing views over the village and towards the South Downs National Park. A delightful period bathroom with stand alone roll top bath, ornate stone topped wash hand basin, strip wood floor and separate shower cubicle completes the internal accommodation.

OUTSIDE

There is a small walled garden to the front with a metal gate and railings, and a gravelled side path with access to a large external store room, which also houses the boiler.

Immediately to the rear of the property is a small hardscaped courtyard garden, and the neighbouring property has access rights to the path. Thereafter, is a charming private walled garden, mainly laid to lawn with established flower beds and borders, summer house and a detached barn.

AGENT'S NOTE

The barn had been granted planning for conversion previously which has since lapsed, though could be re-applied for. The barn itself is set on two levels with the top half previously being used as a garage as there is a lane to the rear of the barn and property.

PLEASE NOTE: THERE IS A SMALL AREA OF FLYING FREEHOLD TO THE REAR OF THE PROPERTY.

SITUATION

Nestled in the heart of the South Downs National Park and centred around the most attractive market square, the charming town of Petworth is steeped in history and renowned for its stately period home Petworth House and Park, which is owned by the National Trust. There are a good variety of shops, cafes, pubs and restaurants including a supermarket, delicatessen, bookshop, hardware store and an array of antique shops and independent boutiques. The town is famous for hosting a number of music and arts festivals throughout the year. Also worthy of a visit is Petworth Cottage Museum and Newlands House Gallery. There are several Sussex vineyards in the area Local train services are available from Haslemere and Pulborough to London, Gatwick and the South Coast.

SPORTING AND RECREATION

Sporting and recreational facilities abound in the area. Based in the Pavilion in Petworth Park Sports Ground, Petworth Park Sports Club is responsible for the provision of recreational facilities in Petworth and the surrounding area. Primarily working together with Petworth Football Club and Petworth Park Cricket Club, Petworth Park Sports look to provide opportunities to enjoy a range of other fitness and physical activities at the sports ground. There are a number of golf courses in the area at Goodwood, Midhurst and the prestigious West Sussex Golf Club at Pulborough. There is also golf and polo at Cowdray Park, gliding at Parham and sailing centres at Littlehampton, Bosham and Chichester.

SERVICES

All mains services are connected.
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 80 Mbps.

COUNCIL TAX

Council Tax Band D.
Please contact Chichester District Council on 01243 785166.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk

GARDEN THERAPY

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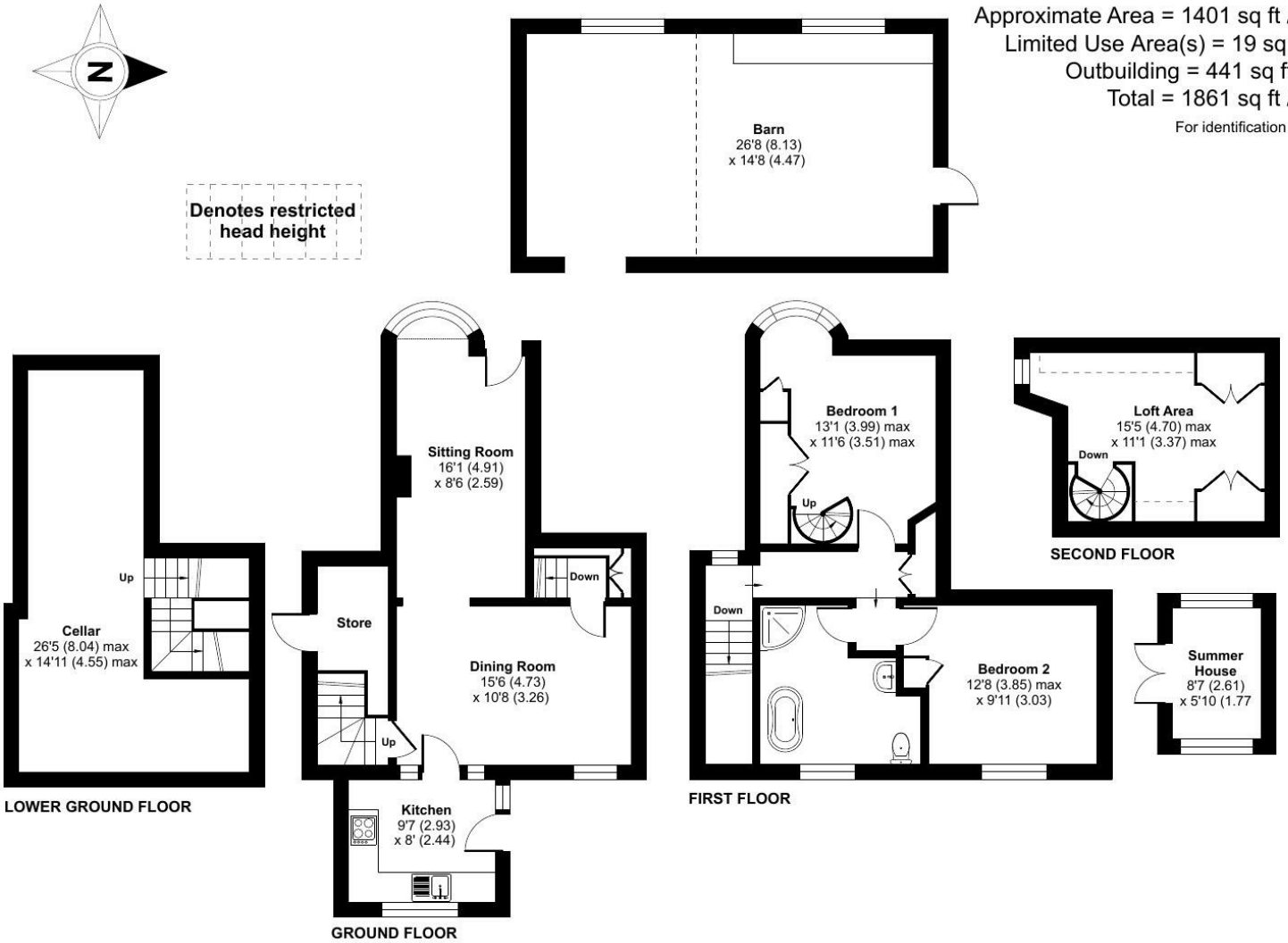
Approximate Area = 1401 sq ft / 130.1 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Outbuilding = 441 sq ft / 40.9 sq m
Total = 1861 sq ft / 172.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for GL&CO Estate Agents. REF: 1481170

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