



Regency Lettings &
Property Management



St Georges, Home Farm Court, Shillinglee Road, Chiddingfold, GU8 4SY

3 bedrooms, 2 bathrooms, 2 receptions

£2,600 pcm

St Georges is one of three beautiful brick barn conversions in Home Farm Court which also includes other unique converted buildings.

Situated in the charming rural hamlet of Shillinglee, nestled between Chiddingfold and Petworth on the Surrey/West Sussex border. The property offers a blend of character, comfort, and contemporary country living. The property has undergone refurbishment in recent years with a new kitchen and two new bathrooms. The property was also newly carpeted last year.

Ground Floor

The property offers a large entrance hall, 21' double aspect sitting room with double doors to a good sized rear patio and the garden, a good sized second reception room with built in cupboards and further doors to the garden.

There is a downstairs cloakroom and a large 22' kitchen/breakfast room with recently fitted shaker style units and double doors out to a sunny side patio.





First Floor

The staircase features an original part flint stone wall and leads to a landing with original character beams, a large storage area (over the kitchen), and an airing cupboard,

At the end of the hallway is the master bedroom with an en-suite shower room both with semi-vaulted ceiling and original beams and with front aspect views. To the rear is a large double bedroom with a good range of built in wardrobes, semi vaulted ceiling and original beams and views over the rear garden, a single bedroom with a built in cupboard and desk, with original beams and views over the rear garden.

There is a beautifully appointed family bathroom with a shower over the bath, semi vaulted ceiling and original character beams, with front aspect views.

The bedrooms and hallway have recently had new carpets installed.









Outside

The garden is enclosed by large mature hedges and has patio area to the side and a large raised patio to the rear. There is a small lawned area to the front and mature shrubs and a beautiful wisteria.

To the rear is a single garage in a block, with parking outside the garage and within the large courtyard parking area to the side.

Local authority: Chichester Borough Council Council tax band: F

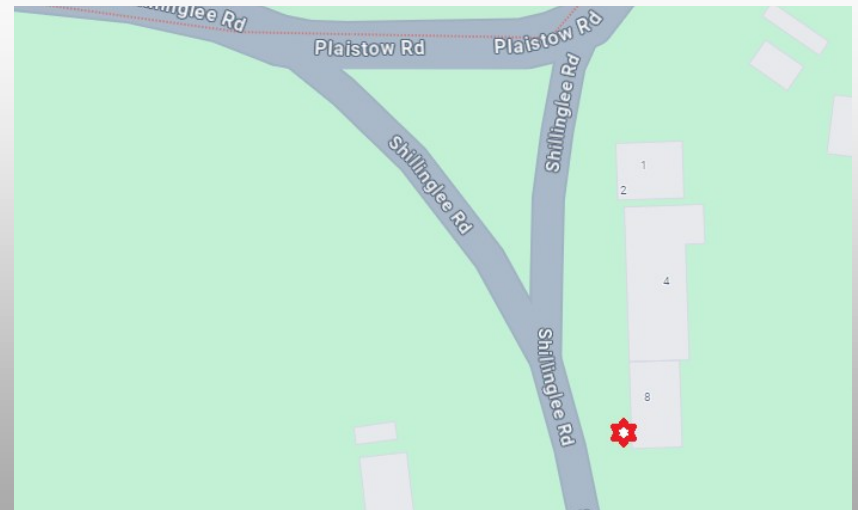
EPC rating: E

Drainage: Shared septic treatment system

Heating: LPG gas boiler

Utilities: mains water and electricity

Pets considered on a case by case basis.



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Approximate Gross Internal Area = 116.68 sq m / 1256 sq ft

Garage = 19.28 sq m / 208 sq ft

Total = 135.96 sq m / 1463 sq ft

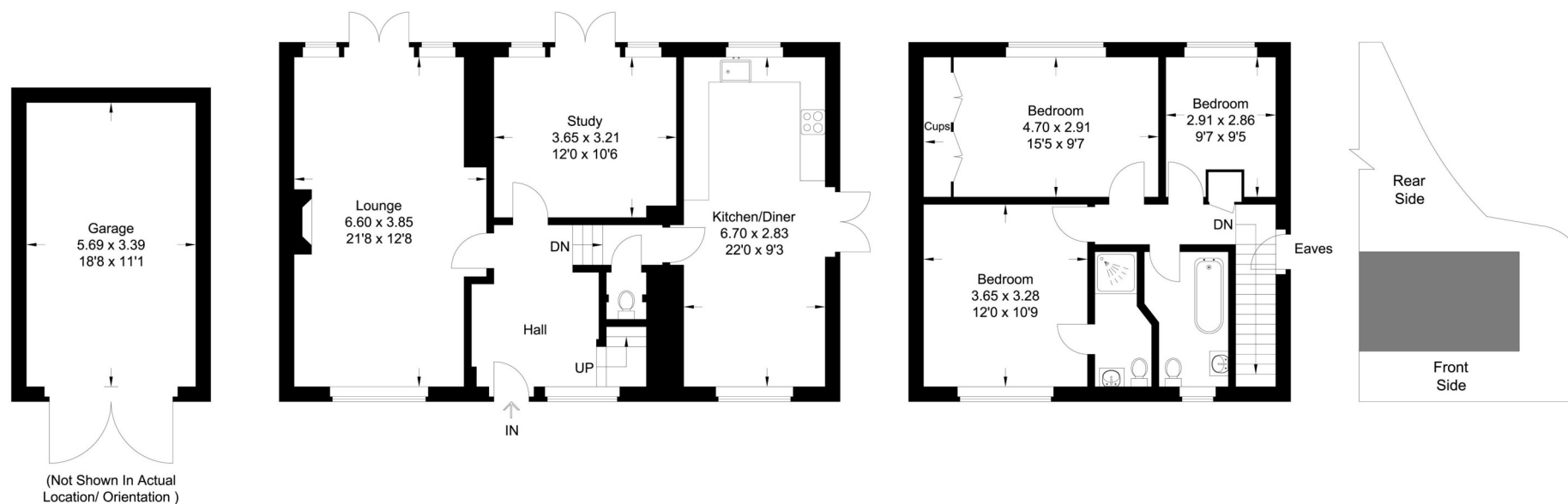


Illustration for identification purposes only, measurements are approximate not to scale.

Chiddingfold Village is 5 minutes away and has a good range of shops with two general stores, a post office, traditional butchers, chemists, hair dressers and a coffee shop. The village also has three gastro pubs, three churches and a large doctors surgery. There is a good sense of community with a very busy village hall which also is the venue for a twice monthly cinema.

Situated within an area of outstanding natural beauty, with many walks and horse riding tracks and facilities.

Within 10 minutes of Haslemere and Godalming market towns by car, within easy access to the A3 and 1 mile to Witley train station.

The village has an outstanding village nursery and a popular primary school, there are also many outstanding public schools and private nurseries within the surrounding area.

