



TWINNIES

*Barrington  
& Company*

## TWINNIES, PLAISTOW ROAD, KIRDFORD, WEST SUSSEX, RH14 0JS.

*Adjoining National Trust woodland in a tranquil rural setting, a light and bright detached period cottage, carefully extended and restored to achieve a high energy efficiency.*

Hall, Cloakroom, Sitting room, Kitchen/Dining room, Study, Master suite of Bedroom and Shower room, Two Further Bedrooms, Bathroom, Oil fired Central Heating, Barn style Double Garage, Alitex Greenhouse, Gardens of 0.25 acres.

### DIRECTIONS:

From Petworth proceed north on the A283, over the mini-roundabout and then turn right at Hampers Green to Balls Cross and Kirdford. In Kirdford village turn left signposted Plaistow, continue for a further 1 mile and turn left to Whithurst Park. Take the first track on the right to Twinnies and the property will be found on the right.

### SITUATION:

The property is situated on a private no-through lane about mile from the centre of the delightful village of Kirdford. Along with two pubs and the parish church, Kirdford also boasts an award winning village store and café which caters for everyday needs whilst more comprehensive facilities can be found at nearby Petworth, Billingshurst and Haslemere. Main line stations at Billingshurst and Haslemere provide regular services into Victoria and Waterloo respectively. There is an excellent choice of local schools including the nearby Kirdford and Plaistow Primary School and the Weald community School at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Pennthorpe are within easy reach. The beautiful Sussex countryside is literally on the doorstep with miles of footpaths and bridleways whilst recreational attractions include golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, racing at Goodwood and Fontwell Park and sailing at Chichester.





#### DESCRIPTION:

With part oak boarded elevations of brick under a clay tiled roof and a leaded bay window, this delightful period gem is thought to date from the 1780's but is not Listed. It has undergone major extension and complete renovation in recent years and now offers a rare combination of a character cottage that is as energy efficient as any modern home. Features include oak floors and joinery, exposed beams and an inglenook fireplace with log burner. There is underfloor heating on the ground floor, all windows are double glazed and there is a recent external central heating boiler.

#### OUTSIDE:

Double gates open to a gravelled driveway and leading to the cottage and to the barn style **DETACHED DOUBLE GARAGE**. The fenced, mature gardens surround the cottage with south facing paved stone terraces, lawns interspersed with established trees and shrubs and well stocked shrub borders creating a secluded and tranquil setting. There is also a high quality **ALITEX GREENHOUSE**.

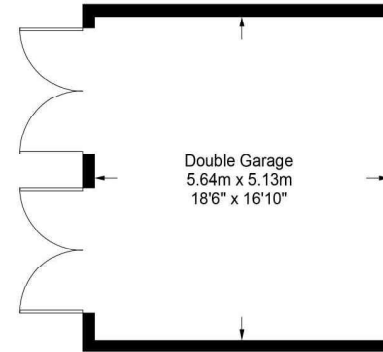
**SERVICES:** Mains water and electricity and drainage. Oil fired central heating.

**EPC Rating:** band C.

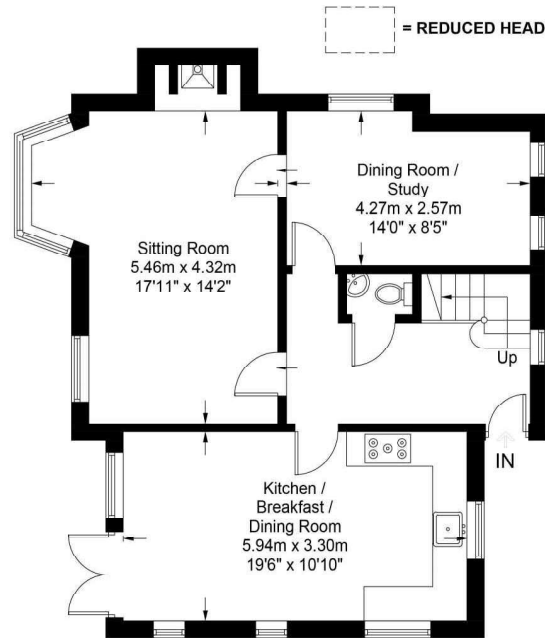
**COUNCIL TAX:** Band F.

Chichester District Council.

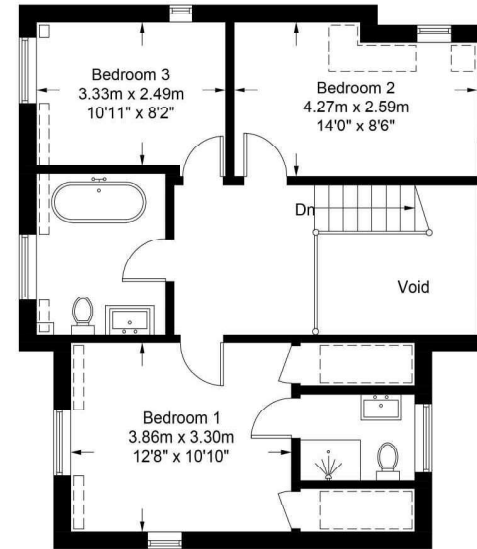
Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft (Excluding Void)  
Double Garage = 29.1 sq m / 313 sq ft  
Total = 149.9 sq m / 1613 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



**MARKET SQUARE HOUSE,  
PETWORTH, WEST SUSSEX,  
GU28 0AH.**

**T:** +44(0)1798 342242  
**E:** petworth@barringtonandco.com  
**W:** www.barringtonandco.com

**IMPORTANT NOTICE:** Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.