



4 HIGH STREET

*Barrington
& Company*

4 HIGH STREET, PETWORTH, WEST SUSSEX, GU28 0AU.

Full of character and quietly situated, a charming Grade II listed town cottage.

Sitting/dining room, kitchen, utility/store, 2 double bedrooms, bathroom, small outside yard area leading to utility/store.

DIRECTIONS:

On foot from Market Square proceed south into Golden Square and bare left into the High Street. where the property will be found on the right.

SITUATION:

The cottage is situated on a quiet street within an easy walk of all the shops and amenities of the town centre. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. Communications with London are surprisingly easy with mainline stations at Haslemere (approx. 10 miles, Waterloo 60 minutes) and Pulborough (approx. 5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





DESCRIPTION:

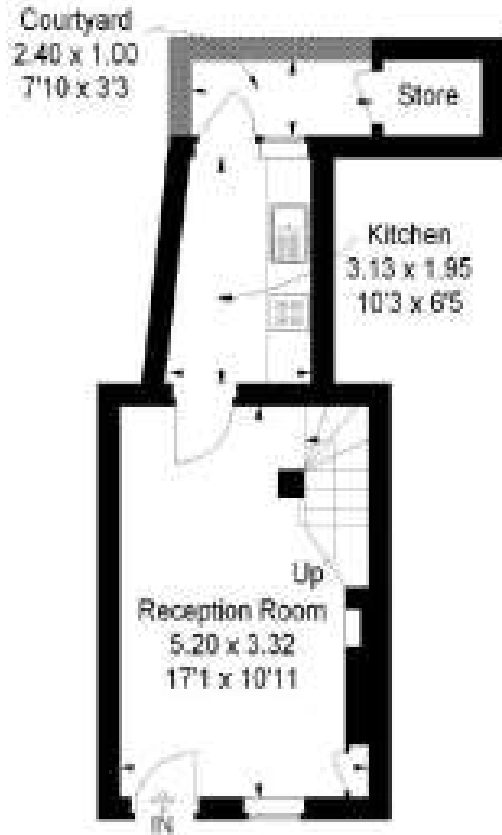
This charming Grade II listed cottage has elevations of stone under a clay tiled roof and is full of character with oak floors, exposed beams and brickwork. The front door opens to the sitting/ dining room with its open fireplace and wood burning stove. The galley kitchen has a range of painted floor and wall units with beech worktops, inset sink, integral oven, hob and fridge. A back door from the kitchen leads to a very small outside yard area which gives access to a utility/store cupboard with plumbing for washing machine and storage above. From the sitting room stairs lead to the first floor landing and the second double bedroom with beamed ceiling, exposed brick wall and Victorian fireplace. (currently used as a sitting room). The well fitted bathroom with over bath shower is also on this floor. A door from the landing leads to further stairs up to the principal bedroom with exposed beams and two dormer windows.

SERVICES:

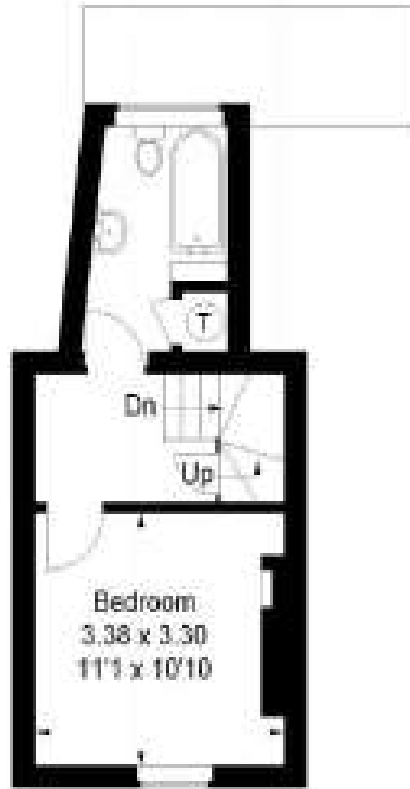
Mains water, electricity and drainage.
Wood burner and electric heating.
COUNCIL TAX: BAND D;



Approximate Gross Internal Area
 63 sq m / 678 sq ft
 Store = 1 sq m / 11 sq ft
 Total = 64 sq m / 689 sq ft



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**MARKET SQUARE HOUSE,
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