



Guide Price
£575,000
Freehold

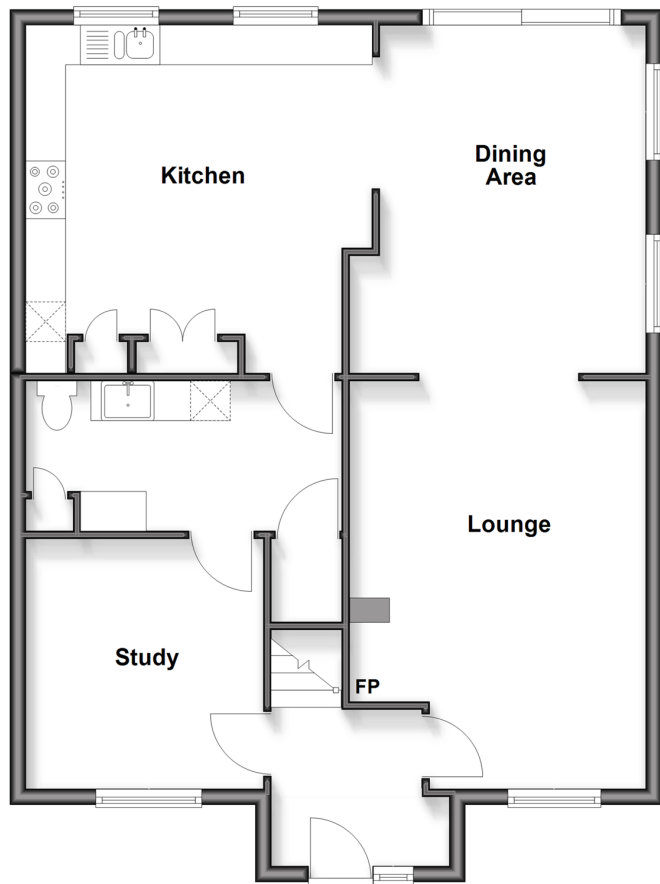
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Guillod Cottages, Graffham, Petworth,
West Sussex, GU28

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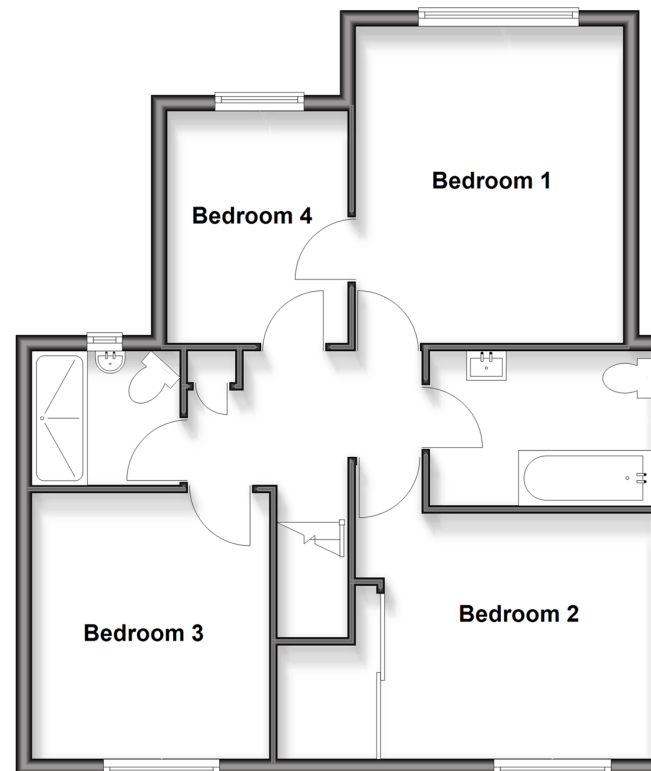
Ground Floor

Approx. 77.4 sq. metres (833.1 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'3 x 12'5 (5.26m x 3.79m)

Dining Area: 14'6 x 9'7 (4.42m x 2.92m)

Kitchen: 16'2 x 14'6 (4.93m x 4.42m)

Utility Room/Cloakroom

Study: 10'4 x 9'9 (3.15m x 2.97m)

FIRST FLOOR

Landing

Family Shower room

Family Bathroom

Bedroom 1: 13'1 x 12'2 (3.99m x 3.71m)

Bedroom 2: 10'11 up to fitted wardrobes x 10'2 (3.33m x 3.10m)

Bedroom 3: 11'7 x 9'11 (3.53m x 3.02m)

Bedroom 4: 13'1 x 7'5 (3.99m x 2.26m)

OUTSIDE

Off-Road Parking

Front Garden

Rear Garden

Large Decking Area

Summer House

2 x Patio Areas



Main features

- Set in a beautiful rural setting
- A highly desirable and sought after village
- Located on a generous size plot, with an amazing rear garden with fantastic views of the paddocks
- Extended by the current owners to provide a dining area and an additional double bedroom
- Walking distance to Seaford College



Nearest Schools

Primary School: Petworth Primary School 5.2 miles
Secondary Schools: Midhurst Rother college 6.4 miles



Transport Information

Train Stations:
Amberley 6.9 miles
Pulborough 7.2 miles



Address

Guilod Cottages, Graffham, Petworth, West Sussex, GU28



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

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