



Kingfisher Cottage, Selham Road, Selham, Petworth, GU28 0RH

Offers in the Region of £485,000





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Freehold / EPC: D / Council Band: D

Nestled on the outskirts of the sought-after village of Selham, Kingfisher Cottage is a delightful character home occupying a generous and mature plot in an attractive rural setting. Combining period charm with modern comforts, this appealing property offers well-balanced accommodation, ample parking, and excellent potential for future enlargement, subject to the necessary consents.

The cottage has been thoughtfully maintained and benefits from a recently installed composite front door, double glazing throughout, oil-fired central heating, and mains drainage.

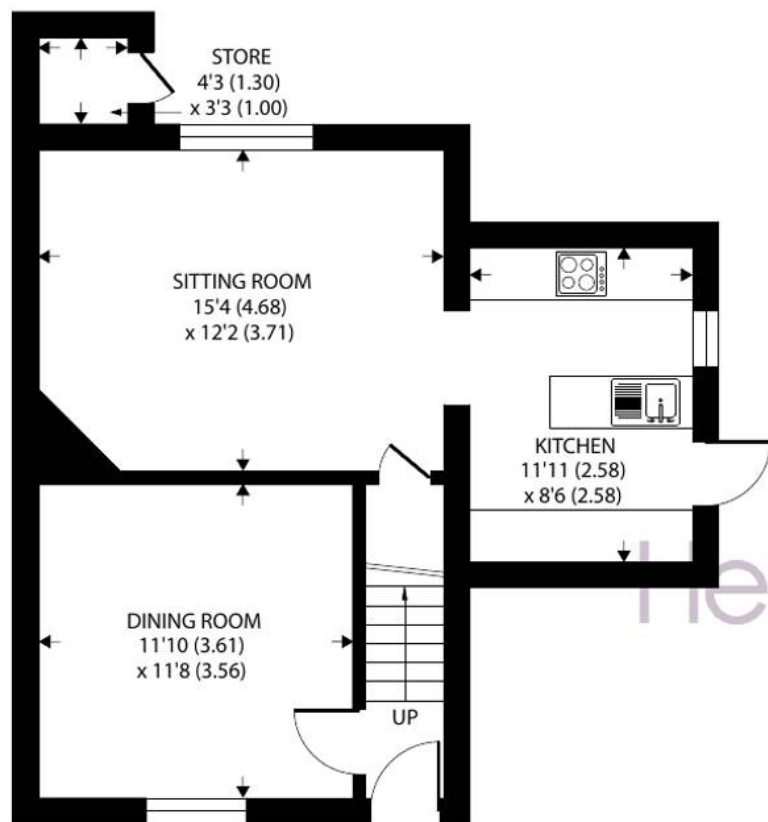
Internally, the accommodation is both welcoming and practical. The ground floor features a cosy sitting room centered around an attractive fireplace, creating a warm and inviting focal point, while a separate dining room provides an ideal space for family meals and entertaining. The stylish re-fitted kitchen is well-appointed with contemporary fittings and enjoys views over the surrounding gardens.

On the first floor, there are three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation for families, couples, or those seeking a country retreat.

Outside, the property truly comes into its own. A delightful patio seating area flanks the side of the cottage and provides the perfect setting for outdoor dining and relaxation. This opens onto a large, established garden, beautifully stocked with mature trees, shrubs, and planting, creating a peaceful and private environment. The garden also benefits from a selection of useful outbuildings, offering further storage or workshop potential.

To the front, there is extensive off-road parking for several vehicles, adding further practicality to this charming country home.

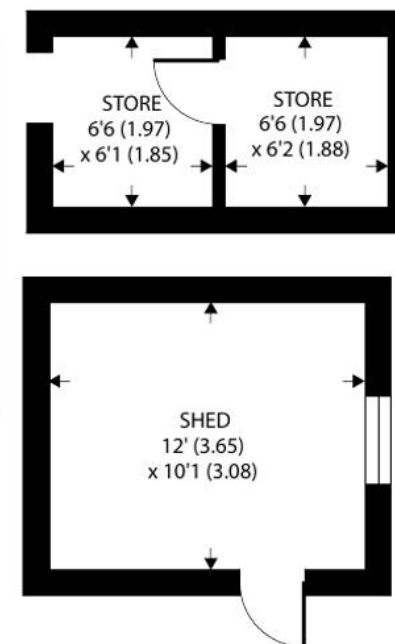




GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN
ACTUAL LOCATION

Approximate Area = 980 sq ft / 91 sq m
Outbuildings = 214 sq ft / 19.8 sq m
Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale





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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.