



LADYWELL COTTAGE



Ladywell Cottage
Graffham
Nr Petworth
West Sussex GU28 0NL

To Let - £2,250 per calendar month - Unfurnished
Available immediately

Entrance hall • Inner lobby
Kitchen/breakfast room with small utility room
Cloakroom • Drawing room • Family/dining room
3 double bedrooms (1 with ensuite bathroom)
Further small single bed/study • Family bathroom
Separate Annexe/office
Double garage with shower room and wc
Entrance drive with off street parking
Large rear garden • Garden shed • Greenhouse
Lovely rural setting at the foot of the South Downs

DESCRIPTION

A charming Grade II listed detached cottage in a superb rural location with direct access to stunning downland walks. The cottage has immense character and is full of period features and is approached over a gravel driveway. Like many old cottages the front door is rarely used, and access is via the 'back door' which opens in to a small entrance hall and then an inner lobby area. Off the lobby is a door to the bright, spacious and well fitted kitchen/breakfast room which has good amounts of storage, a two-door gas fired Aga and French doors out on to a terraced area. There is also a small utility room with plumbing for a washing machine and a sink and drainer. The drawing room is dual aspect and has a working fireplace in one corner. Also, on the ground floor is a family/dining room.

Upstairs, there are three double bedrooms, one with an ensuite bathroom. There is a further small bedroom/study and a family bathroom.

Outside, the garden is a particular feature and has been arranged over various different levels, mostly laid to lawn with mature trees, shrubs and borders with far reaching views of the South Downs. A pretty cascading water feature culminates in a delightful pond adjacent to the





terrace outside the kitchen. There is a good size garden shed and a greenhouse for the keen gardener. On the upper level of the garden is access to the spacious annexe/office which is fitted with good amounts of storage and workspace, this would be optional and if not required will be used for storage. A staircase leads down to the interior of the garage which also houses a separate shower room and wc.

LOCATION AND AMENITIES

Ladywell Cottage is located at the southern edge of Graffham, at the foot of the South Downs and with access to miles of country walks over local footpaths and bridleways. Graffham is a much sought-after village and has a thriving community, an excellent village shop and two very good public houses, The White Horse and The Foresters Arms. The historic town of Petworth, with its excellent range of local shops for everyday needs, is about 5 miles to the north/east and the popular town of Midhurst about 5 miles to the north-west. The City of Chichester (13 miles) provides a broader choice with all the major supermarkets. In addition, there is horseracing, golf and motor racing at Goodwood (5 miles). The area provides a good choice of state and independent schools. Pulborough mainline station (10 miles) with a service to Gatwick, London Bridge and Victoria (70 mins), alternatively Haslemere station (13 miles) has a fast service to Waterloo (57 mins).

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy and is available immediately.

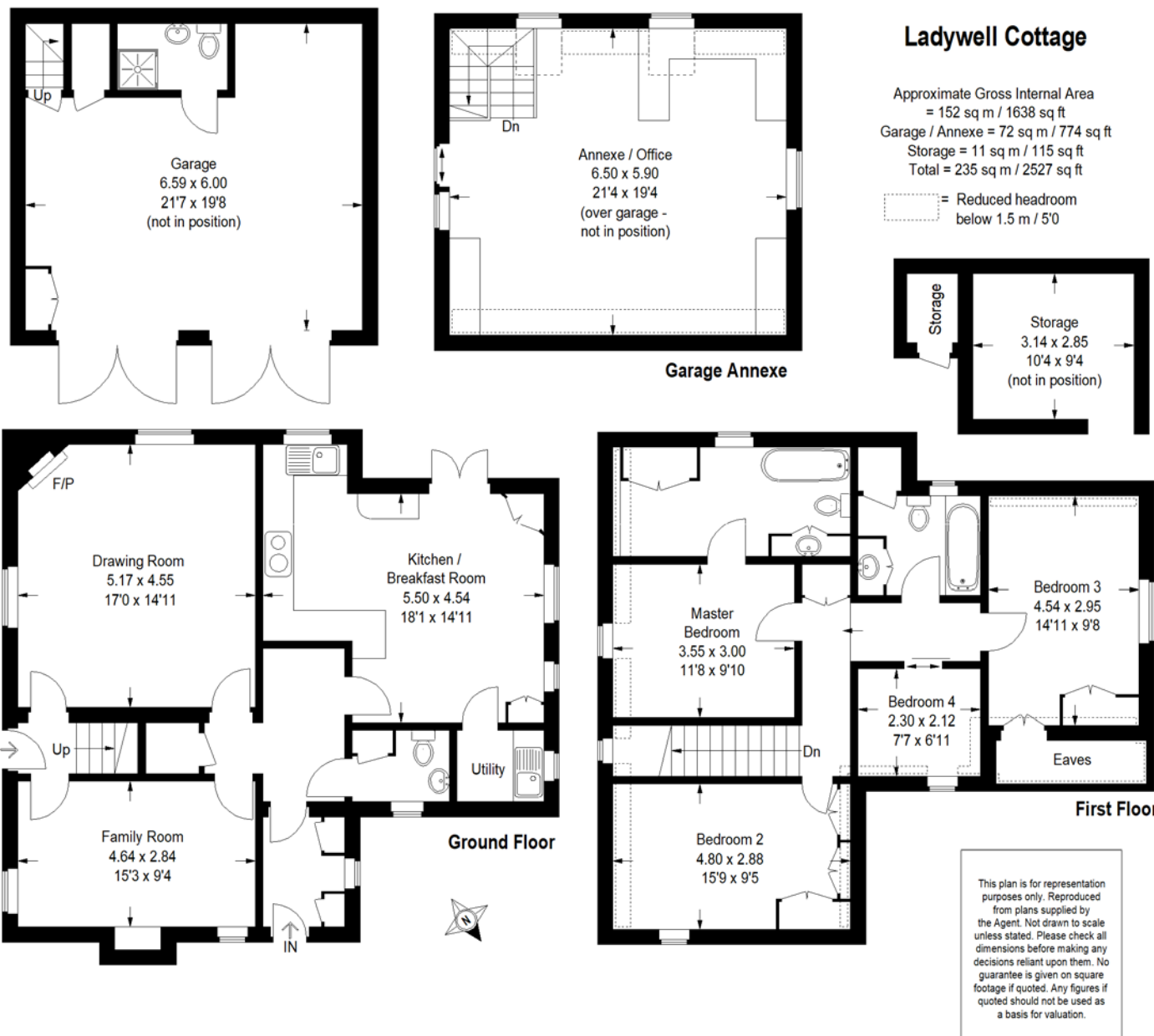
DEPOSIT

A deposit equivalent to 2 months' rent will be required prior to the commencement of the tenancy. This will be held by RH & RW Clutton under the Tenancy Deposit Scheme. The deposit will be refunded at the termination of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears. The deposit may not be used in lieu of rent by the tenant.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the house and the garden, however, a gardener will tend to the lawns and hedges (not including borders and flower beds) as and when required with an annual charge of £500 payable to the landlord. The landlord will be responsible for the exterior and the structure.





OUTGOINGS

The tenant will be responsible for the payment of all outgoing including Council Tax.

SERVICES

Mains water and electricity are connected and private drainage. LPG central heating with radiators and two door Aga.

PETS

Pets will only be permitted with the Landlord's specific written permission.

EPC please consult the agent.

REFERENCES

Financial and personal references will be required, as well as a reference from a previous landlord, if applicable. An administration fee of £200 inclusive of VAT will be charged to include the referencing of two prospective tenants, additional prospective tenant references will be charged at £30 inclusive of VAT per application. Please be advised that this fee is non-refundable. An inventory check-out fee is payable at the end of the tenancy.

LOCAL AUTHORITY

Chichester District Council. Council Tax: Band D

DIRECTIONS

From Petworth head south on A285 and after about 2 miles turn right, signposted Graffham. Continue along the lane for about a mile and turn left, signposted Graffham. Once in Graffham, go past the Village shop on your left and continue for just under a mile and you will find Ladywell Cottage on the right just after the farm track leading to Tagents Farm.

VIEWING

Strictly by appointment with the letting agent
RH & RW Clutton - 01798 344554

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared February 2019.

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