

APSLEY MEAD





## APSLEY MEAD

Bell Lane  
Cocking  
West Sussex  
GU28 0JW

To let - £3,950 pcm - Furnished or unfurnished  
Available immediately

Open plan entrance hall • Dining room • Family room  
Fitted kitchen • Utility room • 1st floor drawing room  
Study area • Master bedroom with ensuite bathroom  
3 further bedrooms • 2 bathrooms  
Study/bedroom 5 • Store room  
Gym area with changing room and steam room  
Heated swimming pool • Entrance drive  
Large garden • Summerhouse

### DESCRIPTION

Apsley Mead is a stunning modernist country house that was originally built in the 1960's and then extended and extensively modernised in the late 1990's. The house is available immediately either fully furnished or unfurnished. The property offers light and airy accommodation taking full advantage of its wonderful setting with rural views towards the South Downs. The spacious, open plan entrance hall leads to the double vaulted dining room with doors that fully slide open onto the decking. The fully fitted modern kitchen is reached from the entrance hall. On the ground floor there are 4 bedrooms, one with a bathroom en suite. There is a further family room, utility room and bedroom 5/study. A staircase leads to the first floor drawing room which has an open fire and access to a roof terrace, and also a study area, bedroom and bathroom. Adjacent to the house is a separate studio which provides a gym/changing room/steam room with a further store room housing the boiler behind.

The property is approached over a gravel entrance drive with ample parking. There is a terrace and decking at the rear of the house with lovely views over the garden and beyond. The heated swimming pool with an electric cover is to one side. The gardens are mainly laid to lawn with







mature trees and flowerbeds and a Summer House located to one side.

### LOCATION AND AMENITIES

Apsley Mead is located in the small rural village of Cocking with its Post Office/village shop, and Moonlight Cottage tea room. Cocking is situated approximately 2.5 miles south of the lovely old market town of Midhurst and is in the heart of the South Downs National Park, with some lovely rural walks and quiet country lanes close by. Midhurst provides a good selection of local shops selling local produce, a Budgens supermarket and a Tesco Express, a choice of public houses and the renowned Spread Eagle and Angel Hotels. At the northern end of Midhurst are the famous Cowdray Park Polo grounds, golf club and now the Cowdray Park Farm Shop and restaurant.

Slightly further afield and to the south is the Goodwood Estate offering plenty more for the motor racing and horse racing enthusiast. The town of Chichester is 11 miles to the south and provides many well known high street shops and the Chichester Festival Theatre, plus the major supermarket chains. Haslemere mainline station is 10 miles away and provides a fast service to London (Waterloo) approx 57 mins. Petersfield to the west is 11 miles and provides access to the A3.

### AVAILABILITY

Immediately - furnished or unfurnished on an Assured Shorthold Tenancy.

### SERVICES

Mains electricity, drainage and water are connected. LPG fired central heating with underfloor heating to part.

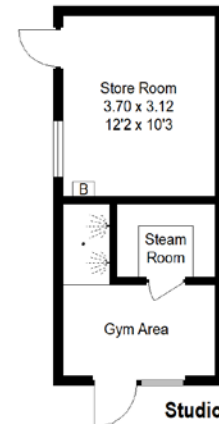
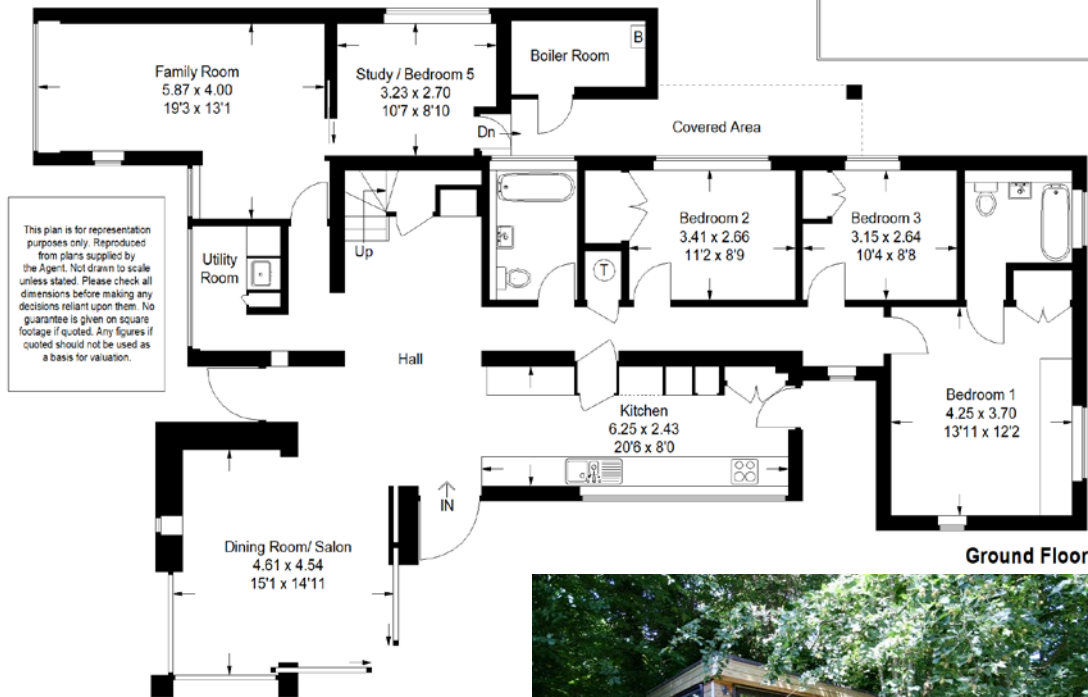
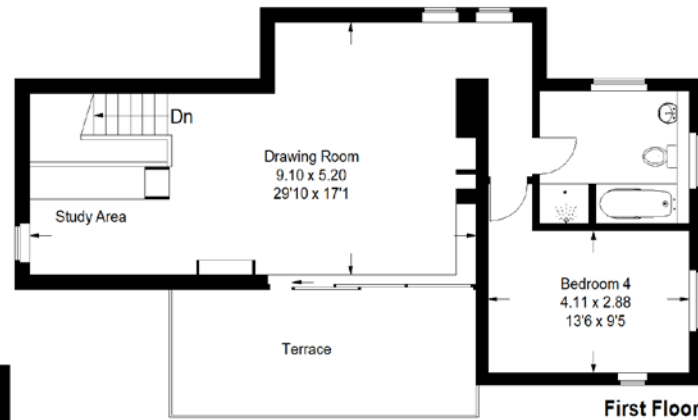
### DEPOSIT

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.



## Bell Lane, Cocking

Approximate Gross Internal Area = 223 sq m / 2399 sq ft  
 Studio = 23 sq m / 247 sq ft  
 Total = 246 sq m / 2646 sq ft



### MAINTENANCE

The tenant will be responsible for the interior of the house and for maintaining the garden and the landlord will be responsible for maintaining the structure and the exterior. The landlord will also be responsible for 'opening & closing' the swimming pool.

### PETS

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

### 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.

### DIRECTIONS

From Midhurst take the A286 towards Chichester for approximately 2.8 miles and upon entering Cocking, turn right opposite the village shop, into Bell Lane. Apsley Mead will be found on the left hand side after approximately 0.2 miles, just before the bridge.

### VIEWING

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	21
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 updated January 2019

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