



2 NEW COTTAGES





## 2 NEW COTTAGES

Graffham  
West Sussex  
GU28 0NY

To let - £1,750 pcm - Unfurnished  
Available mid November 2019 for a long let

Entrance porch • Sitting room • Kitchen/dining room  
Garden room • Utility/cloakroom  
3 bedrooms • Family bathroom • En suite shower  
Entrance drive • Good sized garden with rural views  
Outbuilding with power and light  
In all about 1/4 of an acre

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### DESCRIPTION

2 New Cottages is a pretty semi-detached Victorian farm cottage in a lovely rural setting. The cottage has spacious and well-presented accommodation, arranged on 3 floors, that includes high ceilings and large windows. The south facing drawing room has an open fireplace and the kitchen/dining room is fitted with a range of modern units and is open to the garden room. A utility and cloakroom are off the kitchen. On the first floor there are 2 bedrooms and a large family bathroom with bath and separate shower. On the second floor is the third bedroom with ensuite shower, basin and wc.

At the front of the house is a drive providing parking. The garden is arranged on 3 sides and includes large areas of lawn, an orchard and a good size outbuilding with power and light. In all the property extends to about 1/4 of an acre.

### LOCATION AND AMENITIES

2 New Cottages is located in a superb rural setting in the tiny hamlet of Woodcote, close to the foot of the South Downs. The house is approached along a quiet, no-through country lane giving access to miles of country walks over local footpaths and bridleways. The house not far from the very popular and much sought after village of Graffham with its church, village shop and walking distance to the White





Horse Pub. 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).

### **SERVICES**

Mains water and electricity. Oil fired boiler with radiators provides central heating. Shared private drainage.

### **TENANCY APPLICATIONS & HOLDING DEPOSIT**

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

### **REFERENCING & RIGHT TO RENT CHECKS**

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

### **TENANCY DEPOSIT**

A deposit the equivalent to 5 weeks' rent (or 6 weeks for rents over £50,000pa) will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. 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. The landlord will be responsible for the exterior and the structure.

## OUTGOINGS

For the duration of the tenancy, the tenant will be required to pay the Council Tax, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

## EPC

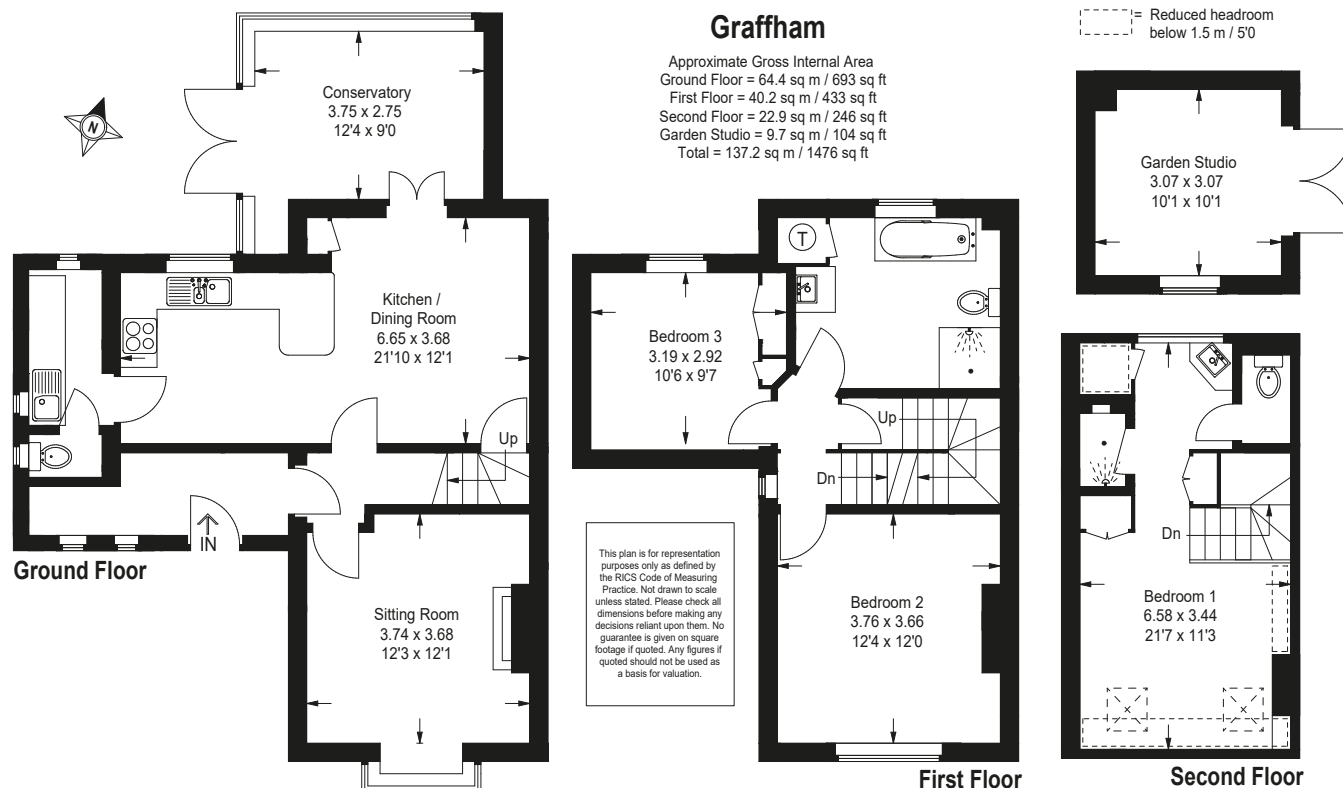
EPC rating D (54)

## 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 Hall on your left, down the hill then turn right, signposted Heyshott and Midhurst. Drive past The White Horse pub and then turn left on a sharp right hand bend with a small red post box. 2 New Cottages is the last property on the right hand side, just before Woodcote Farm.

## VIEWING

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



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Property particulars updated October 2019

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