



SPRINGS FARMHOUSE



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Bedham Lane, Fittleworth
West Sussex, RH20 1JP

To Let - £2,950 pcm unfurnished
Available immediately

Entrance Hall • Cloakroom • Drawing room • Rear lobby
Sitting/dining room • Kitchen/breakfast room
Master bedroom with en suite shower room
Bedroom 2 with en suite shower room
2 further bedrooms • Family bathroom
Large garden including a vegetable garden
Long entrance drive • In all about 0.8 of an acre
Converted barn providing annexe/home office
Extensive outbuildings
Paddock to the rear available by separate negotiation

Pulborough 5 miles • Petworth 5 miles

DESCRIPTION

Springs Farmhouse is an attractive detached, period, country house set in the most glorious, peaceful, private, rural setting with far reaching southerly views over the surrounding open countryside and to the South Downs beyond.

The spacious accommodation includes good ceiling heights and large windows, all with lovely, far reaching rural views. From the front door there is an entrance hall, with cloakroom off, and which opens to the sitting/dining room with a stone fireplace, stairs to the first floor and French doors to the terrace and garden. A door opens into the drawing room, which is double aspect, and with an open fireplace. From the sitting/dining room a door leads into the kitchen/breakfast room, a spacious double aspect room divided into two areas with the kitchen area having a range of base and wall units, wooden work surfaces together with a breakfast counter and part tiled walls and a butler sink with mixer tap. A 4 oven oil fired Aga with additional electric oven with hob. Built in fridge freezer and point for a dishwasher. The breakfast room has a utility area with a butler sink, wooden work surface





and cupboards beneath. 2 storage cupboards. A door opens into the rear lobby with boiler room and with walk-in storage cupboards to the sides. The rear door leads to an adjoining boot room/shed.

From the sitting/dining room a staircase rises to a first floor landing with airing and linen cupboards. Doors open into bedroom 1 enjoying a spectacular view to the rear, dressing room/study with fitted storage cupboards and shelving and an en suite shower room with a tiled shower cubicle a low-level WC, a washbasin and heated towel rail. Bedroom 2 is a double aspect room also taking advantage of the view to the rear and includes an en suite shower room with corner shower cubicle, low level WC, and a pedestal washbasin, heated towel rail. Bedroom 3 with washbasin, bedroom 4 and a family bathroom that is fitted with a panelled bath with part tiled surround, mixer taps and shower attachment, a low-level WC and a washbasin.

OUTSIDE

The property is approached via a long private driveway leading to a very generous gravel drive providing plenty of parking. The house sits well within its garden which is predominantly laid to lawn, with a paved terrace to the rear. The property enjoys exceptional views over the surrounding countryside and to a wide stretch of the South Downs. In all the property extends to about 0.8 of an acre.

Across the drive from the house is the Barn/Annexe which has been partially converted to provide additional accommodation, or would alternatively provide an excellent office space. It includes a bathroom with a panelled bath with part tiled surround, a low level WC and pedestal washbasin. On the first floor is a potential bedroom area with exposed beams. To one side are two workshops/tool stores, some covered storage and log stores. Adjacent to the house there is a further large barn providing additional storage.

A paddock to the rear may be available by separate negotiation.



SITUATION

Springs Farmhouse is situated high up on the hill, in a stunning rural location, near the hamlet of Bedham and to the north of the highly sought-after village of Fittleworth which lies about halfway between Pulborough (about 4.5 miles) and Petworth (about 5 miles), both of which provided a good choice of local shopping facilities. A more comprehensive range of shopping facilities and recreational amenities are at Horsham (about 13 miles) and Chichester (about 18 miles). Mainline rail services (Victoria, London Bridge and Gatwick) are available from Pulborough and also from Haslemere (about 15 miles) with services to Waterloo. There are some amazing walking opportunities over local footpaths accessed directly from the property.

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 issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

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.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for the exterior and structure of the house.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent 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.

OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Chichester District Council, 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.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing thereafter by agreement.

OUTGOINGS & SERVICES

The tenant will be responsible for the payment of all outgoing including Council Tax. Mains electricity and water. Private drainage. Oil fired central heating and hot water.

PETS

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

DIRECTIONS

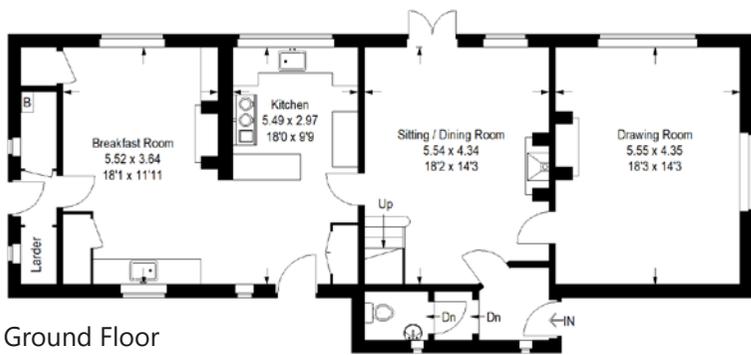
From the sharp bend on the A283 in Fittleworth, proceed in a northerly direction on Bedham Lane. Continue out of the village and up the hill for about a mile. Look out for a letter box on the left and the entrance drive to Springs Farmhouse can be found, on the right-hand side.

VIEWING

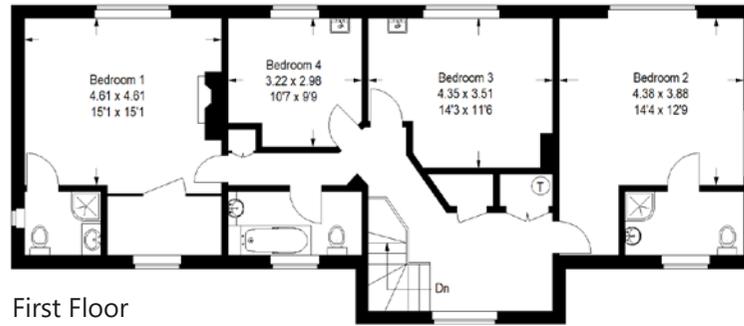
Strictly by appointment with the sole agent
RH & RW Clutton – 01798 344554

For a full scale of Tenant Fees, please visit
www.rhrwclutton.com.

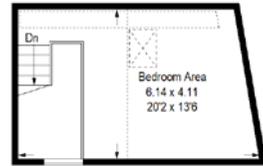




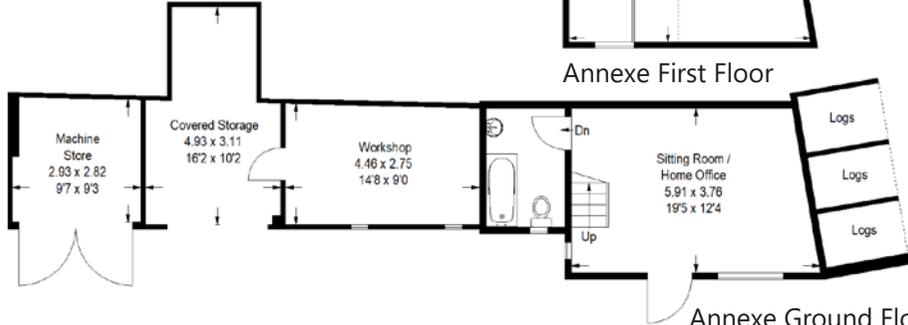
Ground Floor



First Floor

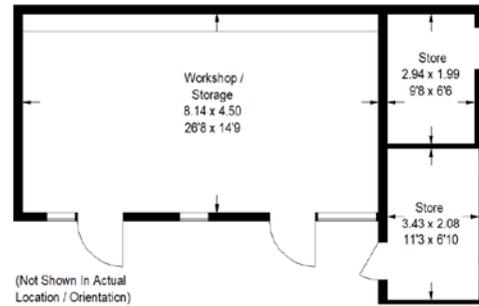


Annexe First Floor

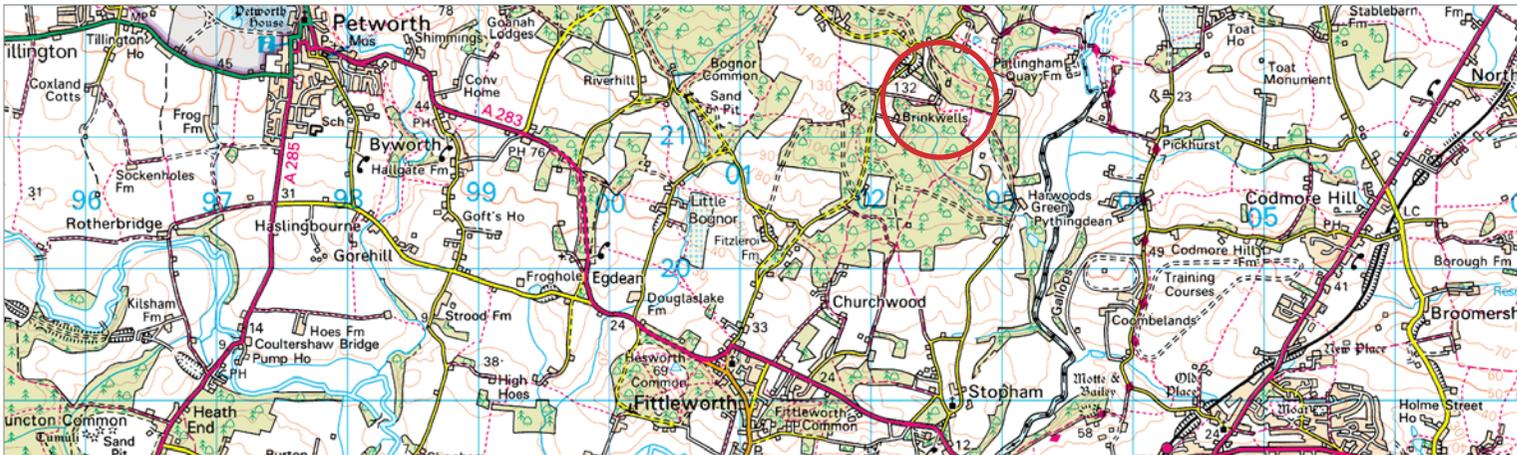


Annexe Ground Floor

Approximate Gross Internal Area
Springs Farmhouse - 2155 sq ft/200.2 sq m
Annexe - 505 sq ft/47 sq m



(Not Shown in Actual Location / Orientation)



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 January 2020

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