



LADYWELL COTTAGE



RH & RW
CLUTTON

Ladywell Cottage
Graffham
Nr Petworth
West Sussex GU28 0NL

To Let - £2,300 per calendar month - Unfurnished
Available mid February 2020

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).

MAINTENANCE

The tenant will be responsible for maintaining the interior of the house and the borders and flower beds in the garden. The landlord will be responsible for the exterior and the structure and will also employ a gardener to tend to the lawns and hedges as and when required.

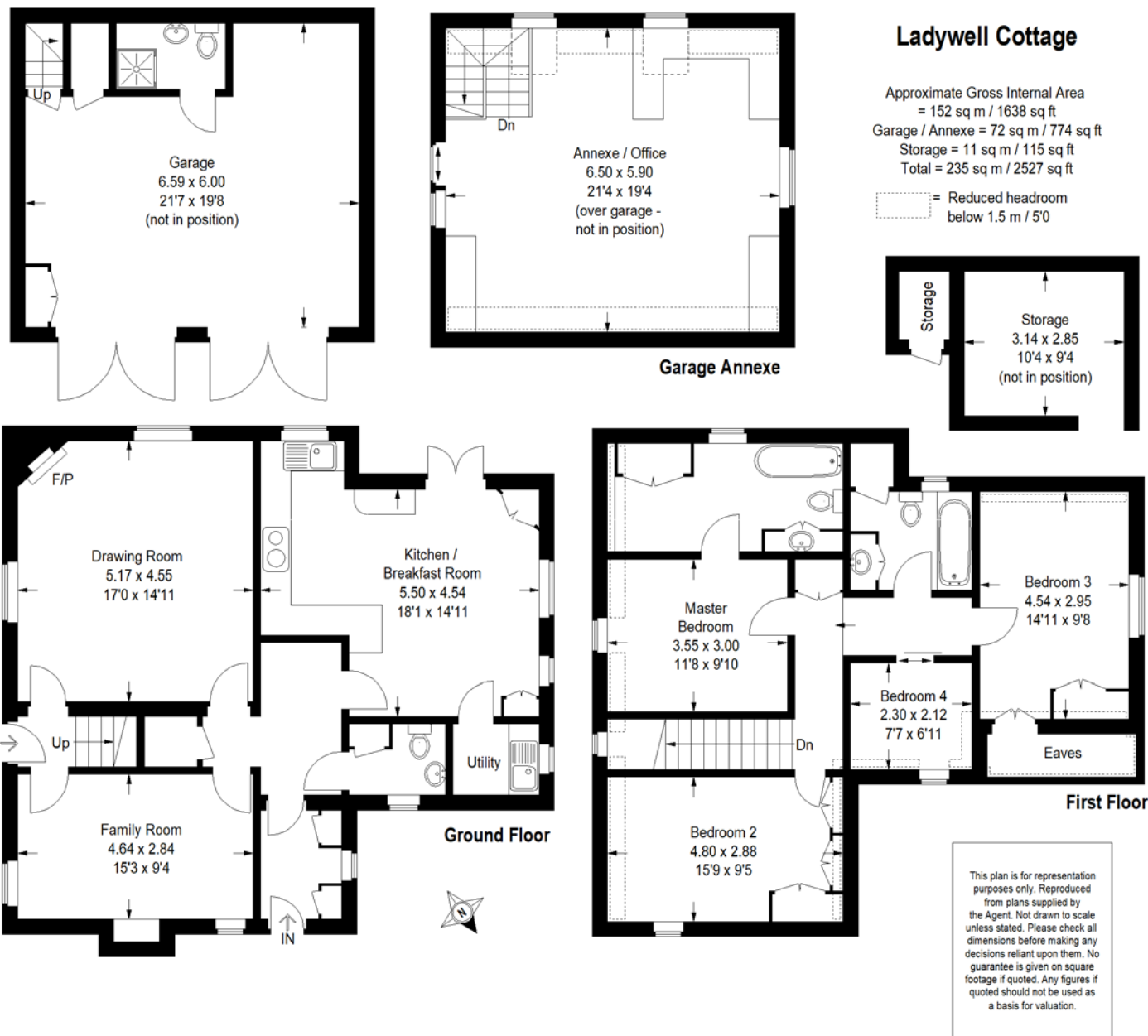
TENANCY APPLICATIONS & HOLDING DEPOSIT

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.

OUTGOINGS

For the duration of the tenancy, the tenant will be required to pay the Council Tax, Utilities, Communication Services (telephone/internet etc) and TV Licence.

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.

LOCAL AUTHORITY

Chichester District Council. Council Tax: Band G

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

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