



2 GREAT MEADOW



2 GREAT MEADOW Wisborough Green West Sussex RH14 0FX

Guide price : £485,000 Freehold

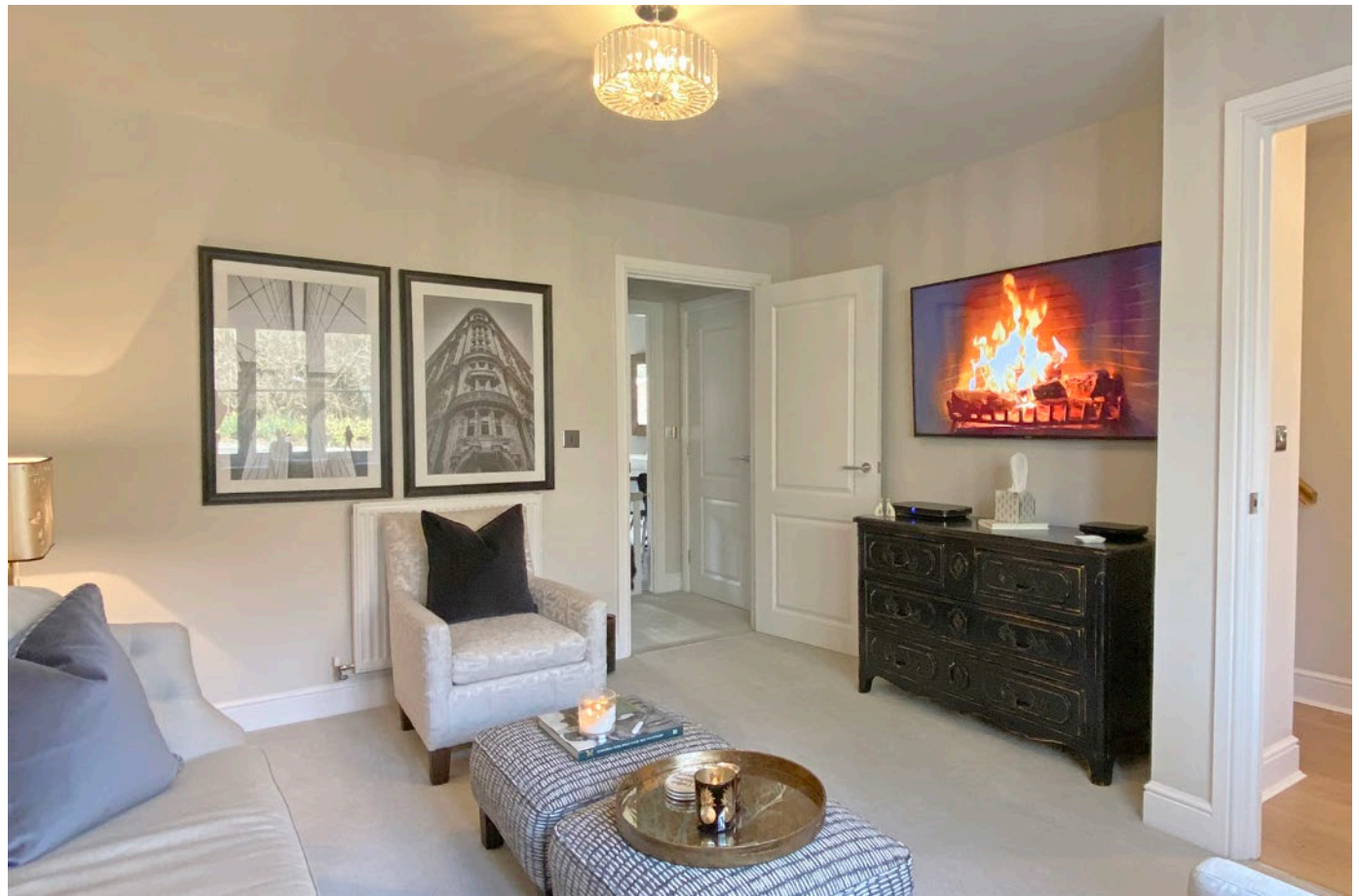
Entrance hall • Sitting room • Kitchen/breakfast room
Dining/sitting area • Cloakroom
2 double bedrooms Family bathroom
South facing garden and terrace
Off street parking for 2 cars • Close to village amenities
NHBC Buildmark Cover

DESCRIPTION

A beautifully presented semi-detached 2 bedroom house, part of a prestige new development located just on the outskirts of Wisborough Green. The property is presented in immaculate condition and the current owners have carried out further improvements since they took occupation in 2019, for example replacing standard thermostats and smoke alarms with NEST products, adding external lighting and electrical points, and improvements in the kitchen. On entering the property, the entrance hallway leads into the sitting room which then in turn gives access to the cloakroom and under stairs storage and then through to the exceptionally well-appointed kitchen/breakfast room featuring a good range of wall and base units with granite worktop, integrated Neff appliances and ceramic tiled flooring. The kitchen opens into the dining/sitting area which has double doors out on to the south facing terrace and garden.

Upstairs are two good size double bedrooms, both with fitted wardrobes and one with a specially built desk area with shelving. A family bathroom is fitted with Villeroy & Boch sanitaryware and polished chrome accessories.

Outside, to one side is an entrance drive with parking that can easily accommodate 2 cars and with lighting and electrical sockets. A path leads to the front door. At the rear a south facing terrace is accessed from the house and the south facing garden is mostly laid to lawn, bordered by close panelled fencing with a side gate to the drive.





LOCATION AND AMENITIES

2 Great Meadow is located at the edge of the thriving Sussex village of Wisborough Green which has a church, a village store/post office, cafe and a popular pub, all within easy walking distance. The larger towns of Billingshurst and Horsham are approximately 3 miles and 15 miles distant to the east and Petworth some 6 miles to the west, all of which offer a more comprehensive array of shopping, cultural and recreational facilities. There are also an excellent selection of both state and independent schools in the area. Billingshurst offers a direct train line to London and the south coast.

SERVICES

Mains electricity, water and drainage are connected. LPG fuelled central heating with energy efficient boiler.

SERVICE CHARGE

There is an annual maintenance charge for the development which includes the maintenance of the communal areas and drainage. A full breakdown is available from our office and was £385.84 for the year 2020/2021.

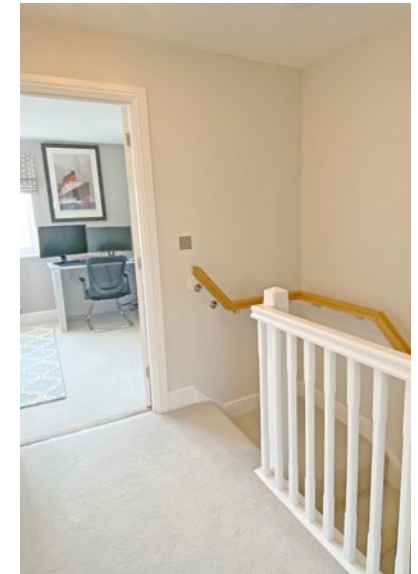
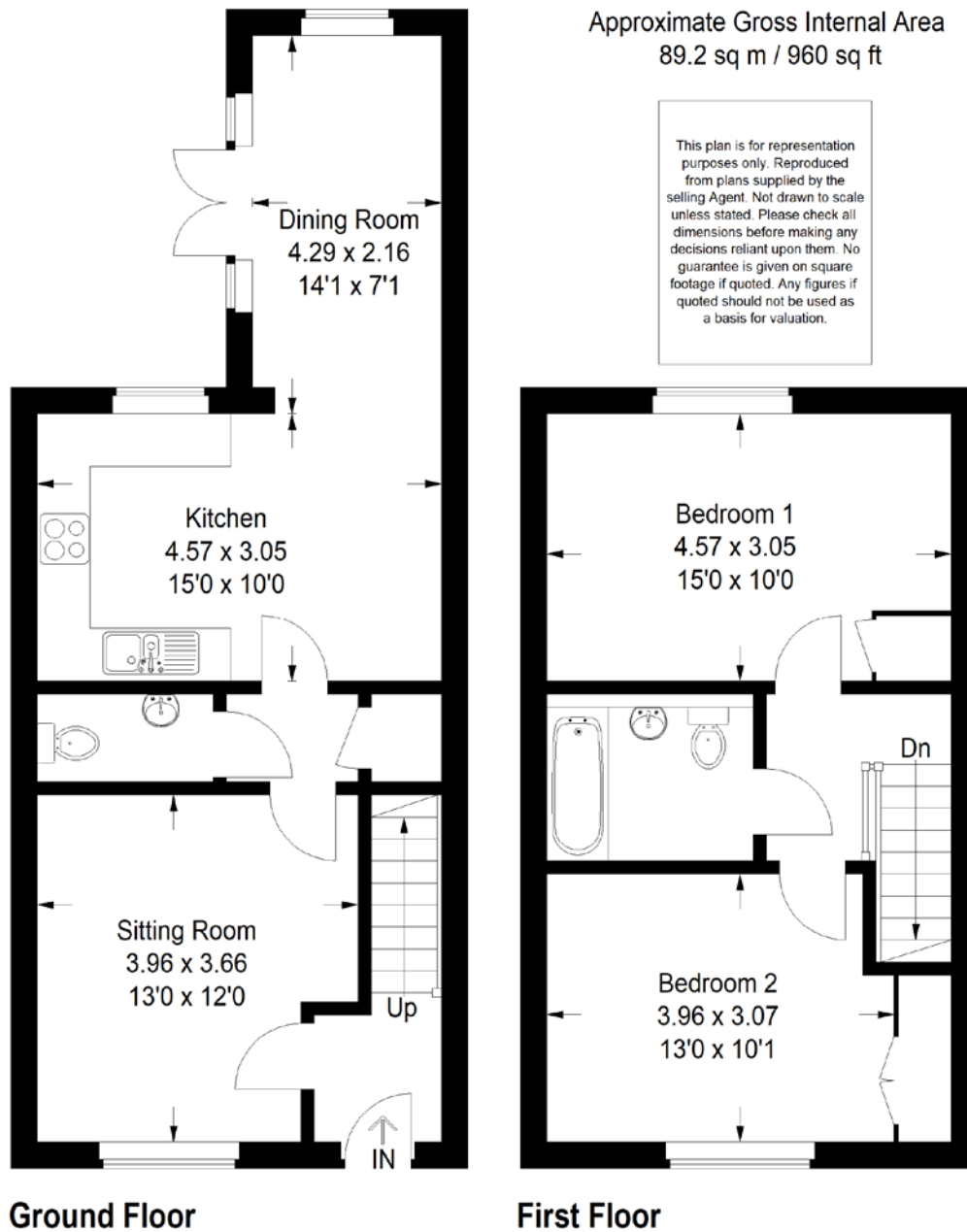
DIRECTIONS

Take the A272 out of Petworth in the direction of Wisborough Green. As you approach the village of Wisborough Green look out for the speed limit changing to 30 mph and as the road heads uphill you will find Great Meadow set back on the right-hand side. Turn in to the development and turn immediately to the left and 2 Great Meadow is the second to last house on the right.

VIEWING

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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