



19 GROVE LANE



19 GROVE LANE  
Petworth  
West Sussex GU28 0BT

Guide price: £350,000 Freehold

Entrance lobby • L-shaped sitting room with dining area  
Kitchen • 2 double bedrooms • Study/bedroom 3  
Shower room • Utility area  
Within walking distance of Petworth town centre  
Rear and front gardens • Stunning rural views

**DESCRIPTION**

A rarely available semi-detached cottage, in an elevated position, at the southern edge of Petworth and with far reaching rural views. The house was built in the 1940's, has been in the same ownership for nearly 60 years and is generally well maintained, but would benefit from further improvements. A small entrance lobby leads to the L-shaped sitting room with a small dining area with French doors leading out on to the garden, also off the dining area is a fitted kitchen with wall and base units, a white sink and drainer, an under the counter electric oven with a four-ring gas hob and extractor above. Beyond the kitchen is the downstairs shower room (formerly a bathroom) with wc and wash hand basin. Also off the entrance lobby is the study/bedroom 3. Upstairs a small landing area leads to two double bedrooms.

Outside, both front and rear gardens are beautifully maintained. The rear garden is particularly attractive, being over 90 feet long and backing onto open farmland. There are areas of lawn, terracing with an ornamental pond, a good selection of mature trees and shrubs, an area that was originally used as a kitchen garden all with a very pleasant open aspect. There is a summer house and additional external storage and a side access gate.





### LOCATION AND AMENITIES

19 Grove Lane is located on the south-eastern edge of Petworth, about a 10-15 minute walk from the town centre. Petworth very popular and picturesque, historic old market town dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown. The town has an excellent range of quality independent and specialist shops and other amenities and is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals.

Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition, there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). The area provides a good choice of state and independent schools. Pulborough also has further shopping and a mainline station (4 miles) that provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Haslemere Station (10 miles) has a fast service to Waterloo (57 mins).



### SERVICES

Mains water, electricity and gas are connected, mains drainage. Gas fired central heating.

EPC rating is a C (72)

### DIRECTIONS

From the centre of Petworth, head out of town in south easterly direction along Grove Street. Continue for approximately 0.4 miles until Grove Street becomes Grove Lane, keep going and you will see a row of cottages on the left-hand side in an elevated position. About one third of the way down there are some steps and a path leading up to the front of the properties, turn right and number 19 is the third house on the left.

### VIEWING

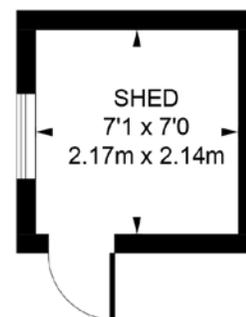
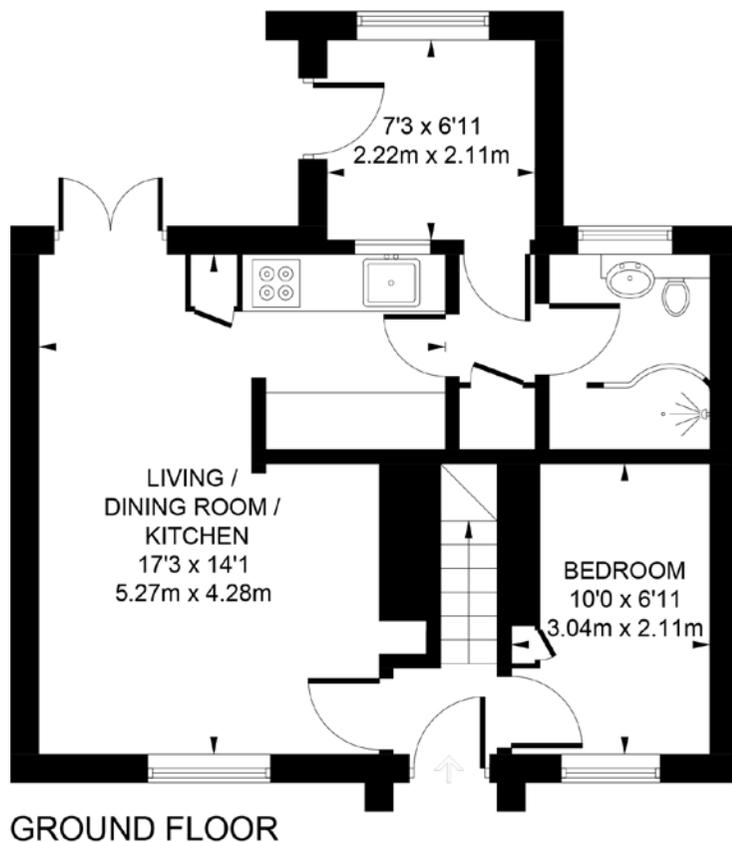
Strictly by appointment with the sole agent  
**RH & RW Clutton** - 01798 344554

**19 Grove Lane, Petworth, West Sussex GU28 0BT**

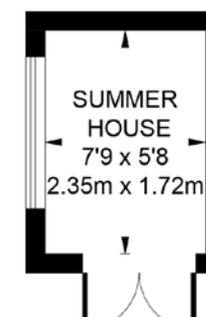
Approximate Gross Internal Area = 753 sq ft / 70.0 sq m

Shed / Summer House = 92 sq ft / 8.6 sq m

Total = 845 sq ft / 78.6 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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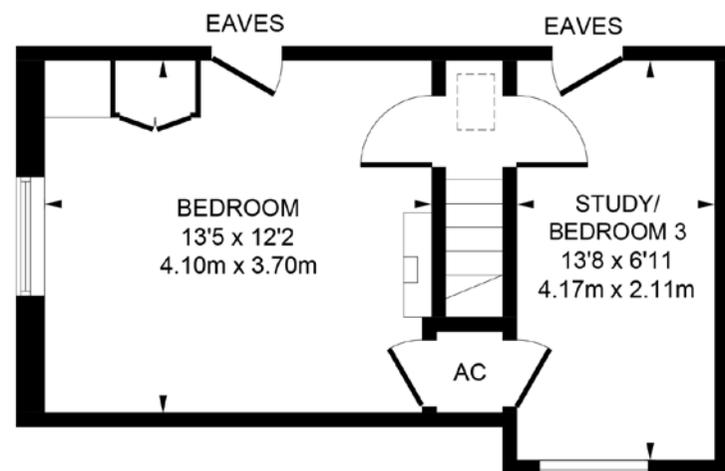


Illustration for identification purposes only, measurements are approximate, not to scale. (ID768159)

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