



THE COTTAGE



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Burton Park Road
Nr Petworth
West Sussex GU28 0JR

To Let - £2,500 pcm - Furnished Let Only
Available from 10th December 2021
until 16th May 2022 or earlier

Entrance lobby • Large reception hall
Spacious sitting room/dining room
Kitchen/breakfast room • Utility room • Cloakroom
Principal bedroom with ensuite bathroom
2 Further bedrooms • Family bathroom
Attached garage • Log store • Summerhouse
Landscaped gardens • Delightful rural views

DESCRIPTION

A charming country house approached over a private lane and set in a tranquil, rural location with delightful rural views, being offered for rental fully furnished, until the middle of May 2022. The Cottage has spacious and well-presented accommodation which includes, on the ground floor a large reception hall opening into the very spacious sitting room/dining room with a fireplace fitted with a log burning stove and doors opening onto the garden. The fully fitted kitchen/breakfast room includes an Aga and leads to the utility room and cloakroom. On the first floor the principal bedroom has an ensuite bathroom (with shower) and there are two further bedrooms and a family bathroom. Outside there is an entrance drive with parking for two cars and a large garage. The delightful, landscaped garden is a good size with 2 terraces, a summer house and lovely rural views.

LOCATION AND AMENITIES

The house is situated in a quiet rural setting with views over the adjoining farmland and a short stroll from the beautiful Burton Pond, a Site of Special Scientific Interest and is also located within the South Downs National Park. Petworth, about 3 miles to the north, is an historic old market town





with a wide selection of independent shops for every day needs and the National Trust owned Petworth House and Petworth Park. Pulborough, (6 miles), has a variety of shops and a mainline station with services to Gatwick, London Bridge and Victoria. Midhurst (about 7 miles) has further shopping facilities, a golf club and world class polo at Cowdray Park. Goodwood (10 miles) has a health club, horseracing, golf and motor racing. Chichester (12 miles) to the south west provides access to a wider selection of high street shops and the renowned Festival Theatre.

TENANCY

The property is to be let on a FURNISHED basis only on an Assured Shorthold Tenancy until the 16th of May 2022 or earlier.

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

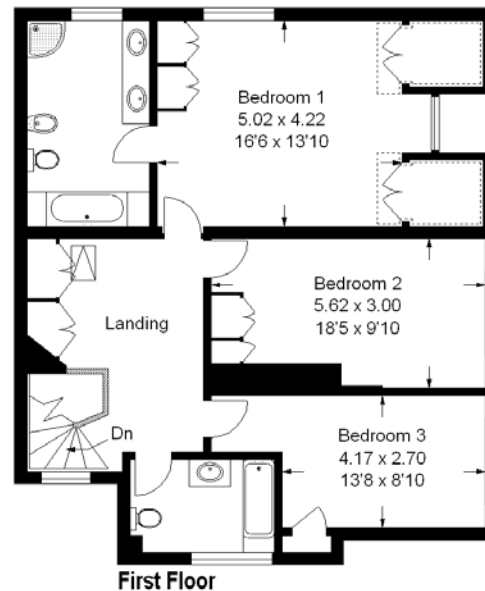
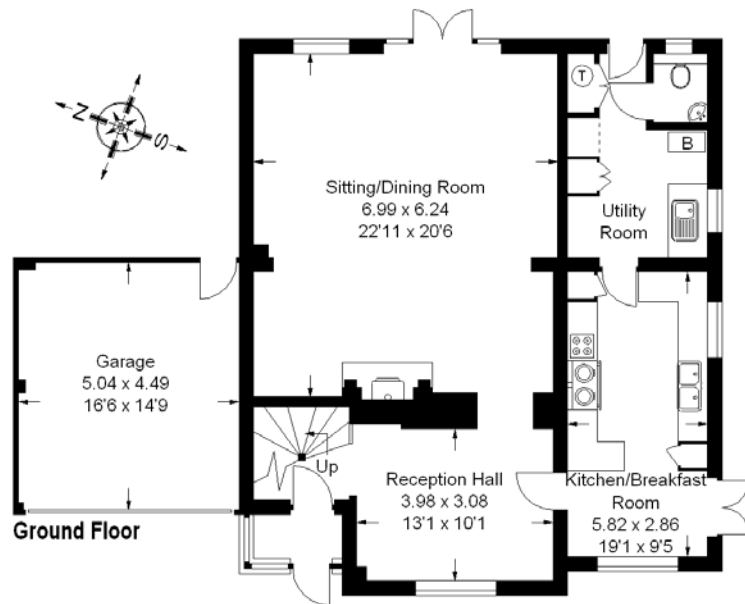
The Landlord will be responsible for the exterior and the structure of the house, as well as being responsible for the gardening including mowing the lawns, trimming shrubs, weeding. The tenant will be responsible for the interior of the house.

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



Approximate Gross Internal Area :-
 House :- 186 sq m / 2001 sq ft
 Garage :- 23 sq m / 247 sq ft
 Total :- 209 sq m / 2248 sq ft



= Reduced headroom below 1.5 m / 5'0"



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.

OUTGOINGS & SERVICES

The tenant will be responsible for the payment of all outgoing including communication services (telephone/ internet etc) and TV Licence, Council Tax and private drainage. Mains water and electricity are connected. Oil fired boiler with radiators. Private drainage system. Satellite broadband.

EPC rating E (51)

DIRECTIONS

From Petworth, take the A285 south towards Chichester. After crossing a narrow bridge and then passing The Badgers pub on the left, the road rises. Take the next left into Burton Park Road and proceed for about 1/2 a mile. Look out for a 'Parish Notices' sign board and a green 'salt' container on the left. Turn left here, keeping left, and the house will be found on the right where there are white posts.

VIEWING

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

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 updated November 2021

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