



1 BURCHETTS COTTAGES



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Roundstreet Common
Wisborough Green
West Sussex RH14 0AR

Guide Price: £1,000 pcm

Small entrance lobby • Sitting room • Kitchen
Utility room • Separate wc
2 double bedrooms • Family bathroom
Front & rear gardens • Off street parking
Stunning rural views • Available immediately

DESCRIPTION

1 Burchetts Cottages is one of a pair of period farm cottages located in a beautiful rural location just north of Wisborough Green, just at the entrance to Burchetts Farm. The accommodation includes a small entrance lobby leading directly into the sitting room which is a good size, a door leads through to the kitchen which has a range of wall and base units, stainless sink and drainer and space for appliances. A rear lobby area and door lead out into the garden. Off the kitchen is a small utility area with plumbing for a washing machine and space for a dryer, a sliding door leads to the downstairs w.c. Stairs from the kitchen give access to the 2 double bedrooms and family bathroom.

Outside, the garden is mostly laid to lawn with mature hedging to one side, post and rail fencing and close board fencing between the neighbouring property. The property and gardens have lovely rural west facing views. Parking is on the main drive to the farm, adjacent to the cottage.

Ground Floor

Sitting room – 15'6 at best x 11'11

Kitchen – 11'7 (not including rear entrance lobby) x 7'11

Utility – 6'4 x 4'2

First Floor

Bedroom 1 – 15'5 at best x 7'11

Bedroom 2 – 11'11 x 9'1





LOCATION AND AMENITIES

1 Burchetts Cottages is located in a delightful, accessible, rural area with easy access to public footpaths and bridleways that provide extensive local walking and riding opportunities. The property lies about 1 mile north of the very popular village of Wisborough Green which has a vibrant local community, a village shop/post office, primary school, church, 2 pubs and a cafe. Billingshurst, about 4 miles to the south-east, has shopping facilities and a mainline station with trains into Victoria and London Bridge (about 70 mins). Cranleigh, about 9 miles to the north, has further shopping facilities. The larger towns/cities of Horsham, Guildford and Chichester are all within fairly easy reach.

SERVICES

Mains electricity and water are connected to the property. Heating is via the electric night storage heaters. Shared private drainage.

There is some secure additional storage available on the farm (containers), by separate arrangement.

MAINTENANCE

The landlord will be responsible for the exterior and the structure of the house. The tenant will be responsible for gardening to include mowing the lawns, trimming shrubs, weeding, and for the interior of the house.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for a minimum period of 12 months. Available immediately.

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).



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).

COUNCIL TAX - Band D £2,045.63 for the year 2022/2023

EPC rating is E (39)

DIRECTIONS

From Wisborough Green, turn off A272 signposted for Loxwood, Durbans Road. Continue past The Cricketers Pub and out of the village. At the end of Durbans Road turn left on the B2133, signposted Loxwood. After about 150 meters the entrance to Burchetts Farm is the first drive on the left hand side. Turn into the drive and park on the right. 1 Burchetts Cottages is the first house on the left.

VIEWING

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



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