



Northchapel, Petworth, West Sussex

£575,000

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Potlands Cottage, formally two workers cottages combined into one is a delicate blend of character features and a modern taste.

Upon entering this cottage you are instantly greeted with light and spacious boot room which leads into the hallway with doors to all rooms. The family room is the first reception room which boasts the dual aspect position giving plenty of natural light and being of a good size for entertaining. The next reception room is the sitting room again being of a good size and benefits from the inglenook fireplace with log burning stove. The main feature of the downstairs is the impressive 20ft kitchen/ dining room also boasting the dual aspect position with doors to both front and rear of the property and logburner. The kitchen comprises a mixture of eye and base level wooden cabinets, tiled flooring, built in dishwasher and Belfast sink. To complete the downstairs accommodation there is a utility room, larder and a storage cupboards housing the fridge freezer and a cloakroom comprising a low level w/c and wash hand basin.

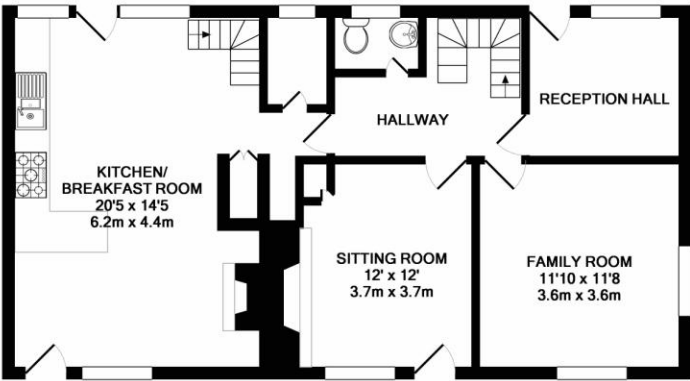
Being two workers cottages, the property has two stair cases leading to the first floor. On the first floor the double aspect master bedroom has a southerly outlook and a fully tiled en suite bathroom with four piece suite, three further bedrooms all being doubles of which two benefit from built in cupboards and a family bathroom. The property retains features including wall and ceiling beams, two staircases and refurbished period windows.

Outside the property is a large rear enclosed parking which is mainly laid to lawn and a southerly facing patio area. There is also gated access for off road parking for several cars. The property is situated within walking distance to the village store, green and public house and also being conveniently position for nearby countryside walks.

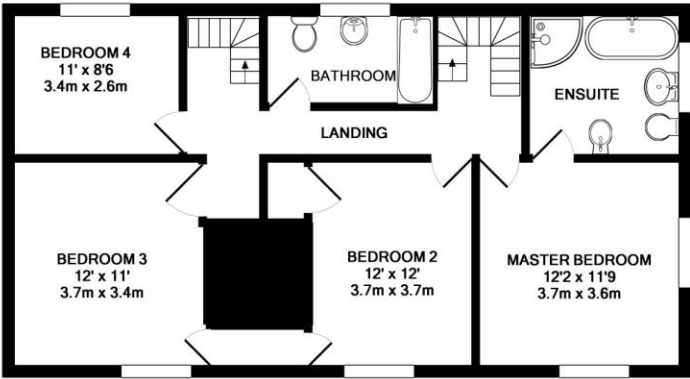
- Detached Character Cottage
- Master Bedroom & En-Suite
- Four Double Bedrooms
- Three Reception Rooms
- Large Kitchen/ Dining Room
- South Facing Large Enclosed Rear Garden
- Log Burning Stoves
- Desirable Village Location
- Gated Driveway For Several Cars
- Previously Two Workers Cottages



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 791 SQ. FT.
(73.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 747 SQ. FT.
(69.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1538 SQ. FT. (142.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Northchapel is a particularly attractive West Sussex village situated approximately 5 miles south east of Haslemere and 6 miles north of Petworth. The village still retains its primary school, Church, local store, public house and surrounding the village are many acres of beautiful countryside and farmland. The nearest main line station will be found in Haslemere (Waterloo approximately 50 minutes). For major shopping, the town of Guildford is approximately 18 miles to the north, whilst Chichester is approximately 15 miles to the South.

