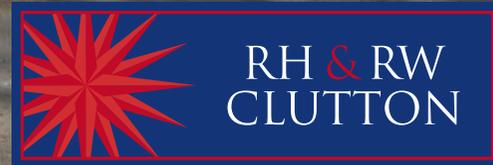




2-3 MALTHOUSE COTTAGES



2-3 MALTHOUSE COTTAGES

Bignor
Nr Petworth
West Sussex RH20 1PQ

Guide Price - £670,000 - Freehold

Entrance hall/dining room • Inner lobby • Sitting room
Kitchen/breakfast room • Cloakroom
3 double bedrooms • Family bathroom
Large shed/workshop • Delightful cottage garden
Accessible rural location with superb rural views
Within the South Downs National Park

DESCRIPTION

An idyllic mid-terrace, 18th Century, Grade II Listed, cottage cleverly combined some years ago and subsequently renovated, updated and maintained by the current owners to a very high standard over the last 14 years. Great thought has gone into retaining the many period features including exposed oak beams, inglenook fireplaces and original wood paneling in this deceptively roomy cottage. Situated in a quiet, rural location with a vibrant community, the property is a dog walkers dream with direct access to wonderful Downland walks.

2-3 Malthouse Cottages has attractive stone elevations, with brick quoin detailing around the windows and doors, a clay-tiled roof and is approached via a pretty courtyard garden at the front.

The entrance hall, once used as a dining room, has a limestone floor and a decorative inglenook fireplace. This leads to a lobby area with a cloakroom and approach to the sitting room - floored with solid oak throughout.

The sitting room is a good size and has another lovely inglenook fireplace with a wood-burning stove and cupboard storage and shelving on each side. The pretty kitchen/breakfast room is fitted with a good range of solid wood wall and base units, black granite and oak worktops, a fully integrated dishwasher and plumbing for a washing machine. An oil fired Stanley range cooker provides





heating and hot water as well as cooking facilities and has proved to be very economical since its installation. Off the kitchen/breakfast room is a walk-in larder and a door leading into the garden.

On the first floor a bright and spacious landing leads to three good size double bedrooms and a well-appointed family bathroom.

Outside the garden is approached over an attractive paved and planted terrace together with a stream that runs along the rear of all the cottages. Steps lead up to the garden, with views towards the South Downs, divided into areas of lawn, mature borders and raised beds and a large, well-insulated garden shed/workshop. A gate at the end of the garden leads onto a farm track, which also provides vehicular rear access to the property.

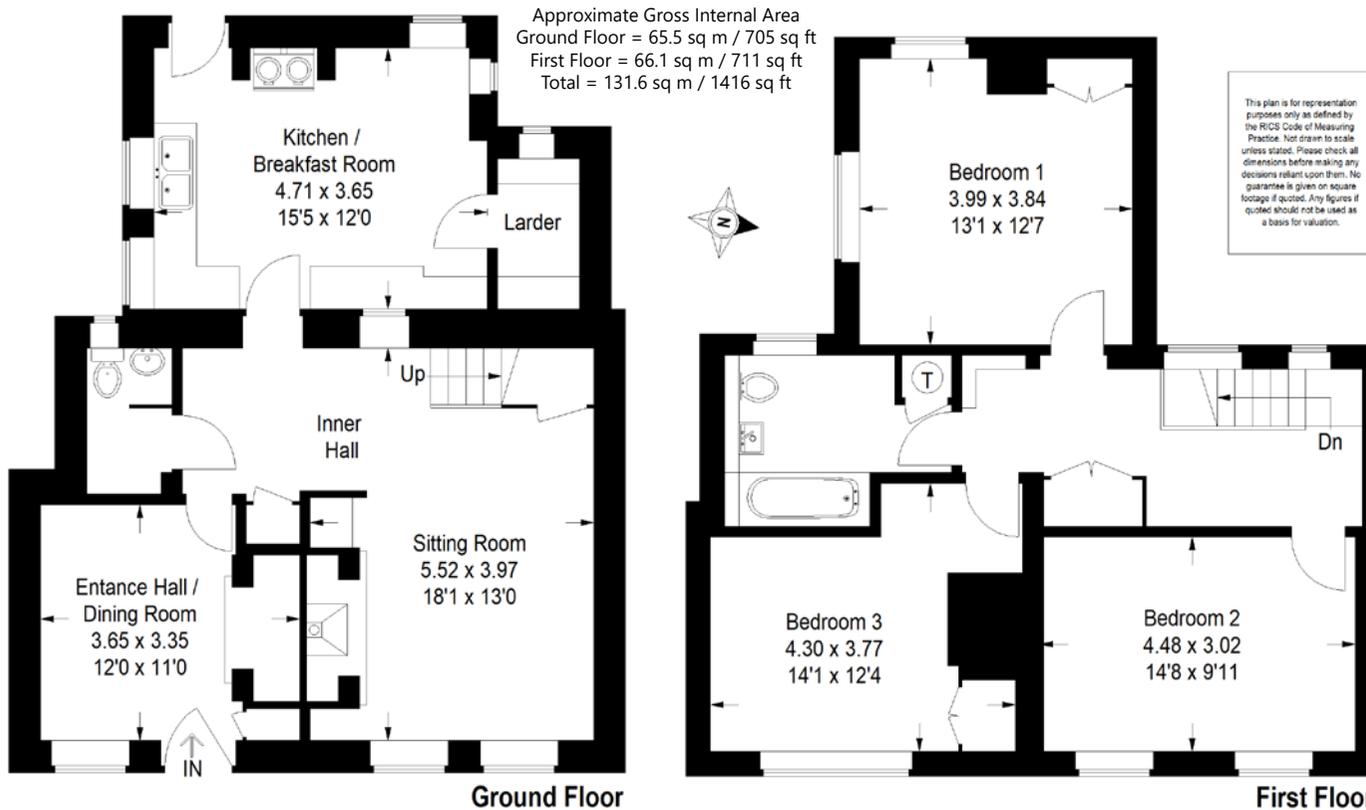
SITUATION

2-3 Malthouse Cottages is quietly tucked away in the Downland Hamlet of Bignor, right at the foot of the South Downs and a mile or so from the village of Sutton, with its popular White Horse Pub. Bignor is located just under 6 miles south of Petworth, a picturesque and historic old market town dominated by Petworth House and park, the town has an excellent range of quality independent and specialist shops, various cafes, pubs, restaurants and other amenities.



Almost equidistant is the historic old market town of Arundel with its 11th century castle, stunning Cathedral and a plenty of interesting shops, restaurants and museums. For those that enjoy beach walks, just 4 miles further south are the beaches of Clymping (also spelt Climping) and Littlehampton. Midhurst (11 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club.

The nearest mainline station is at Pulborough, about 6 miles which provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Chichester (14 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 for both boys and girls.

SERVICES

Oil fired central heating via the Stanley Range Cooker, mains water and electricity. Shared private drainage.

DIRECTIONS

From Petworth, take the A285 in the direction of Chichester. After approximately 1½ miles, just after the farm shop on the right at just over the brow of the hill, turn left, signposted to Sutton, Bignor and Coates. Continue on this road past Burton Pond, to the crossroad, turn right signposted to Sutton. Continue through the village until you see the White Horse Pub on your right, follow the road down the hill, then up the other side and opposite the church, turn right. 2-3 Malthouse Cottages will be found on the right hand side.

VIEWING

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



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