



5 STOPHAM HOUSE



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Stopham, Pulborough
West Sussex RH20 1EA

TO LET - £1,600 PCM

**A spacious first floor apartment
in an impressive converted country house**

Entrance hall • Drawing room • Dining room
Kitchen/breakfast room • 3 large bedrooms
Family bathroom • Separate WC • Shower/utility
Single garage • Ample parking
Set in 5 acres of communal formal grounds

DESCRIPTION

Stopham House, a grade II listed mansion which has been significantly extended and altered over the centuries and in 1977 was converted to provide eleven individual apartments of varying sizes. Flat 5 is a spacious and well presented first floor apartment comprising over 2000 sq ft of accommodation and has lovely rural views over the communal gardens and beyond.

The grand entrance leads to an attractive communal hallway with an easy rise staircase to the apartments. Number 5 is located on the first floor and has an entrance hall with storage cupboard and a separate shower room with plumbing for a washing machine. Also off the entrance hall is the magnificent drawing room with full height ceiling and a feature fireplace (not in use). Three steps lead up to the inner octagonal hallway which has wonderful natural light from the ornate skylight. Off the hallway are the three good sized bedrooms, bathroom, separate wc and the dual aspect dining room. The kitchen is off the dining room and is fitted with wall and base units and a stainless steel sink and drainer and the gas fired boiler. There is plumbing for a dishwasher.

OUTSIDE

Stopham House is approached via a private driveway and leading to a private shared parking area. There is a single garage with power, lighting and storage space. There are





attractive and formal communal lawned gardens, in all extending to approx. five acres.

SITUATION

The property is within the parish of the historic small hamlet of Stopham, which is steeped in history and is mentioned in the Domesday Book that records 'a manor of Stopham or Stopeham'. The Barttelot family has held the manor since the Norman Conquest and at the heart of the village is the picturesque Anglo Saxon church of St Mary the Virgin. The nearest day-to-day shopping facilities can be found at Pulborough (about 2.8 miles) with village shops and also Sainsbury and Tesco supermarkets. Pulborough main line rail station has services to London Bridge and Victoria (about 80 mins) and the Sussex coast. Storrington, (about 8 miles) to the south-east has a Waitrose supermarket. The ancient market town of Petworth with a wide range of independent and specialist shops lies to the west (about 5.5 miles). More extensive facilities are at Haslemere (about 16 miles) to the north-west, Horsham (about 16 miles) to the north-east and Chichester (about 18.5 miles) to the south-west. Sporting facilities include golf at several local clubs including The West Sussex Golf Club, racing, motor racing, golf and flying at Goodwood; polo and golf at Cowdray and sailing from Chichester Harbour.

TENANCY

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period of 12 months with a view to continuing monthly thereafter by arrangement.

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 tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for the exterior and structure of the house and the maintenance of the communal grounds.

EPC

The property has been given a EPC rating of E (42)

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 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.

AGENT'S NOTE

Pets are not permitted at this property.

SERVICES

Mains electricity, gas, water and drainage.

OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Chichester District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

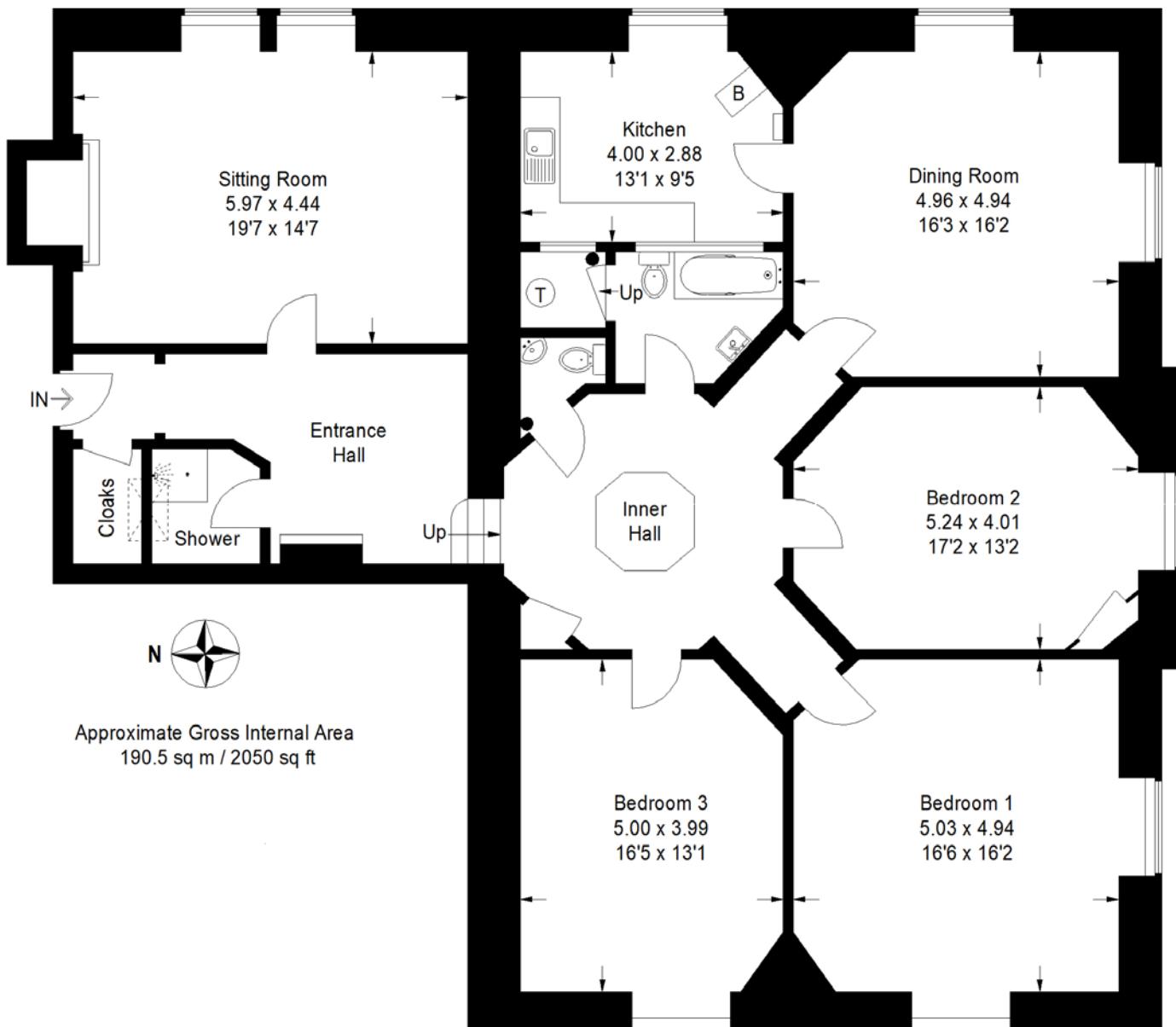
VIEWING

Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton

For a full scale of Tenant Fees, please visit

www.rhrwclutton.com

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