



Greyhound House Petworth, West Sussex

STRUTT & PARKER

Greyhound House

London Road, Petworth,
West Sussex GU28 9ND

A charming Grade II listed attached cottage with striking views over its own land and countryside beyond

Petworth 3.5 miles, Haslemere 7.4 miles (London Waterloo 53 minutes), Midhurst 10 miles, Guildford 20 miles, London 50 miles (Distances and times are approximate)

Sitting room | Dining room | Family room
Kitchen/breakfast room | Utility room | Wet room
3/4 Bedrooms | Family bathroom | Gardens
Paddock | Orchard | Greenhouse
Various garden sheds

Approx 1.3 acres

The property

Greyhound House is a particularly attractive period cottage retaining an abundance of character and charm with many original features. The delightful double aspect drawing room features a large inglenook fireplace with original brick flooring and delightful views. The dining room with wood burning stove leads to the spacious and well-appointed kitchen/breakfast room with exposed timber beams, an excellent range of fitted units and central island all with beech worktops benefiting from high ceilings and views over the garden. The family room/bedroom 4 with vaulted ceiling, bespoke built in display units and French doors leading to the large terrace creating a superb entertaining space. The recently refurbished wet room is located next to the family room/bedroom 4.

On the first floor there are three bedrooms and a family bathroom with the main bedroom enjoying views over the front and rear gardens.

Situation

Greyhound House is situated on the outskirts of the nearby historic town of Petworth which has an extensive range of shops and is centred around Petworth House with its beautiful 750 acres of parkland, owned by the National Trust.

Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes.

There is a fine selection of schools in the area including Highfield, Brookham, Amesbury, the Royal School (both junior and senior), Bedales and Churcher's College in Petersfield and Seaford College near Petworth. Other schools in the area include the Royal Grammar School in Guildford, Charterhouse in Godalming and King Edward's, Witley.

There are excellent recreational facilities in the area with Polo at Cowdray Park, racing at Goodwood, golf at Cowdray Park, Goodwood, Pulborough and Liphook. Sailing can be found at Chichester Harbour and other centres along the South Coast.

Outside

To the front of the property there is a gravel parking area for several cars and a paddock with a natural pond. The beautifully maintained gardens are a particular feature of the property being mainly laid to lawn with mixed borders containing shrubs, roses and perennials, with spring bulbs to give year round colour. The flourishing vegetable garden and greenhouse overlook the delightful surrounding countryside.

Easements

The property is sold subject to and with the benefit of all rights, including rights of way, either public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether they're referred to in these particulars or not.







General

Services: Mains water, oil-fired central heating to radiators, electricity and private drainage.

Council tax: The property is in Tax Band F with an annual charge of £2,189.63 for the year ending 31 March 2017.

Local authority: Chichester District Council, East Pallant, Chichester, West Sussex PO19 9LD Tel: 01243 785166.

Directions

From London take the A3 London to Portsmouth road passing Guildford, turning off at the Milford junction onto the A283 towards Chiddingfold. Continue through Chiddingfold and Northchapel towards Petworth. Shortly after the layby on the right and just before the petrol station, Greyhound House will be found on the left hand side.

Haslemere

18 High Street, Haslemere, Surrey GU27 2HJ

01428 661077

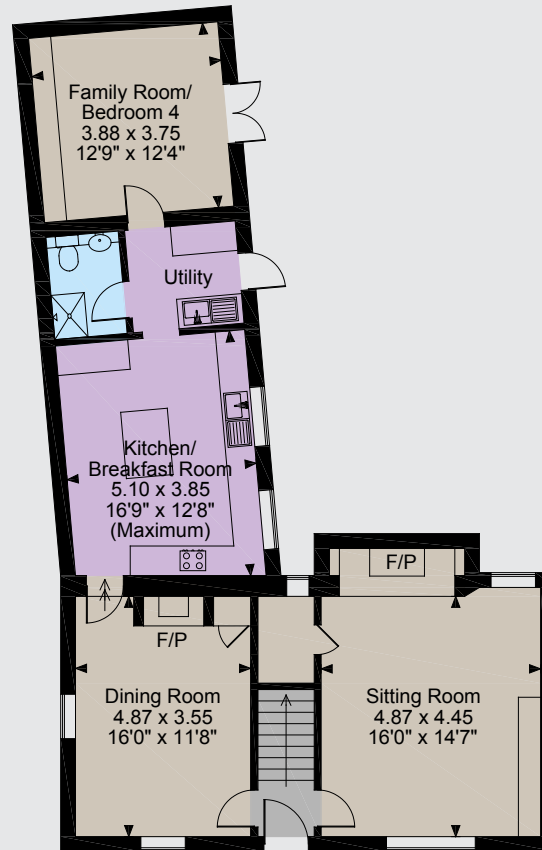
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55 offices across England and Scotland,
including 10 offices in Central London

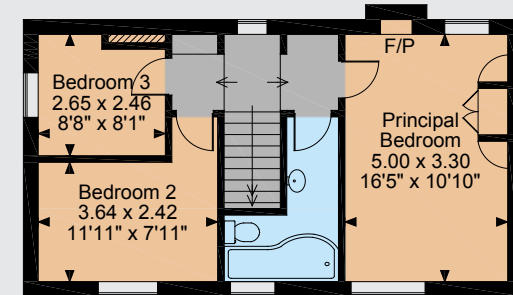
Floorplans

Gross internal area 1,516 sq ft (141 sq m)

For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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