



# Hillside Cottage

Tillington, Petworth, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A charming, semi-detached Grade II Listed cottage with three bedrooms and stunning views, in an idyllic village

A delightful cottage with plenty of period character set in a sought-after position in the heart of the peaceful West Sussex village of Tillington. The cottage features exposed beams and brickwork, original fireplaces and set in an attractive country garden.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**STREET PARKING**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,303 SQ FT**



**GUIDE PRICE  
£775,000**



### The property

Hillside Cottage is thought to date from the 17th century or perhaps even earlier, with its timber framing and red brick infill.

There are two ground floor reception rooms, providing space in which to relax and entertain. They include the sitting room with its wooden flooring, dual aspect with French doors opening onto the garden and open fireplace, as well as the dining room, which has an imposing inglenook fireplace with its original timber lintel and is fitted with a woodburning stove. The ground floor also has a well-equipped kitchen with modern fittings, including wooden units to base and wall level, an integrated double oven, an induction hob and an extractor hood, as well as a breakfast bar.

Upstairs there are three well-presented double bedrooms of similar proportions. They include the principal bedroom with its brick-built fireplace and built-in storage, as well as two further bedrooms benefitting from stunning views across the surrounding countryside. The first floor also has the

family bathroom with its mosaic tiling and modern fittings. The attic space provides useful further home storage among the timber eaves.

### Outside

The cottage has a delightful country garden that creates a sense of peace and seclusion and a connection to the surrounding countryside. There is an area of lawn at the front, with borders of spring flowers and mature trees and hedgerows, as well as a pathway leading from the lane to the front entrance. At the rear, the south-facing patio area is accessible from the sitting room and kitchen provides space for al fresco dining and stunning, sweeping views across the Surrey countryside. Parking is available on-street along Cemetery Lane, or on Upperton Road.





## Location

The property is located in the heart of the small village of Tillington, surrounded by the beautiful countryside of the South Downs National Park. The village has a village hall and the popular Horse Guards Inn, a charming 350 year old pub/bed & breakfast, which enjoys the rolling views down the Rother Valley. Tillington is just a mile away from the charming market town of Petworth, with its market square, narrow streets and local amenities. Petworth has several shops, restaurants and cafés, as well as a primary school. Secondary schooling is available at Midhurst Rother College, five miles away, while there is also independent schooling available at Seaford College. Larger supermarkets and a further selection of shops can be accessed at Haslemere, 11 miles away. The area is well connected by road, with the A272 providing access to the A24 and the A3, while mainline rail services are accessible at Haslemere and Pulborough (53 minutes to London Waterloo and 1 hour 17 minutes to London Victoria respectively).



## Distances

- Petworth 1.0 miles
- Pulborough 6.4 miles
- Billingshurst 9.5 miles
- Haslemere 10.6 miles
- Storrington 11.2 miles

## Nearby Stations

- Haslemere
- Pulborough

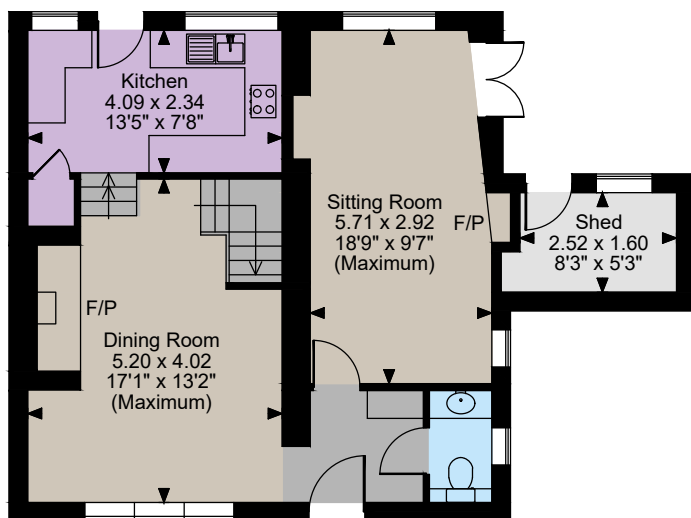
## Key Locations

- Black Down (National Trust)
- Horse Guards Inn, Tillington
- Lythe Hill Hotel & Spa
- Petworth House
- Ebernoe Common Nature Reserve
- Goodwood
- Fontwell
- Cowdray Park
- Frensham Ponds

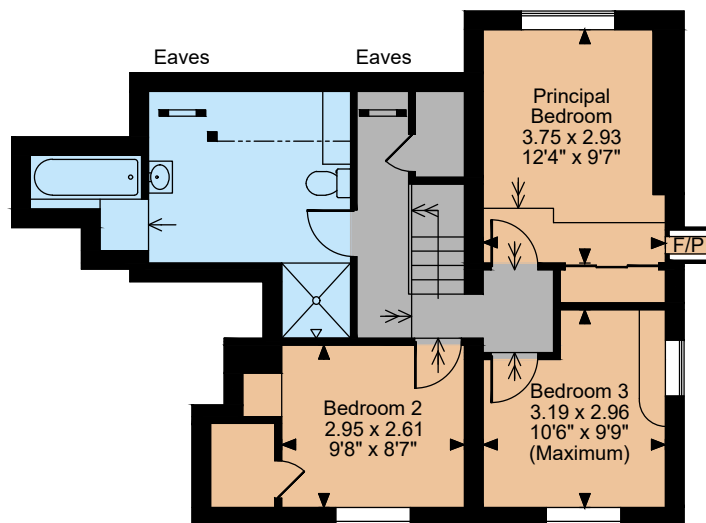
## Nearby Schools

- Easebourne C.E. Primary
- Seaford College
- Midhurst Primary
- Midhurst Rother College
- St. Ives
- Fernhurst Primary School
- Amesbury School

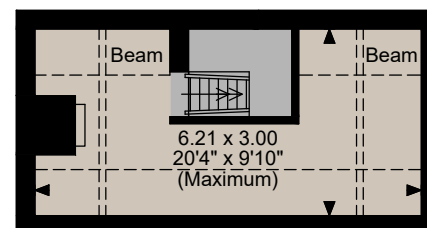




Ground Floor



First Floor



Attic

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

□ □ □ Denotes restricted head height

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## Floorplans

Internal area 1,300 sq ft (121 sq m)

For identification purposes only.

## Directions

GU28 9AA

**what3words:** [///armful.repeat.otter](#) - brings you to the front gate on Cemetery Lane.

## General

**Local Authority:** Chichester District Council

**Services:** Mains water and electricity. Oil fired central heating. Mains drainage.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

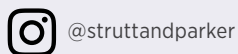
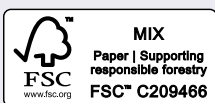
**EPC Rating:** F

## Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

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