

Hollytree Cottage

Tillington, Petworth, West Sussex



A beautiful Grade II listed period cottage with a wealth of character features in a picturesque setting

A character three-bedroom period cottage, sympathetically and creatively renovated and improved but still retaining many original features, with delightful gardens and far-reaching views. The property occupies a central position in the South Downs village of Tillington and lies within easy reach of the desirable market town of Petworth.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1,306 SQ FT



**GUIDE PRICE
£780,000**



The property

Thought to date from the 17th century, Hollytree Cottage is a delightful semi-detached period property, providing two reception rooms and three well-presented bedrooms. The interiors retain notable original period features, including exposed timber beams, Inglenook fireplace, wooden floors and casement windows. Externally, the cottage displays attractive stone and tiled elevations, complemented by established gardens with far-reaching views.

The two ground-floor reception rooms provide comfortable space in which to relax. These include the sitting room to the front with its grand, brick-built inglenook fireplace, which retains its original timber lintel and is fitted with a woodburning stove. Towards the rear there is a formal dining room with a dual aspect, welcoming plenty of natural light from the south and east, while the room also features a fireplace with a logburner.

Steps lead down to the kitchen, which lies across the rear of the house, and has a part-vaulted ceiling, flagstone flooring, exposed beams and brickwork, butler sink and far-reaching views.

Upstairs, the principal bedroom is of generous proportions, featuring exposed wide oak floorboards, fireplace, a walk-in wardrobe, and windows to both the front and rear with attractive views over the surrounding countryside. There are two further double bedrooms and a family bathroom on this level. A staircase rises to the second floor, where the loft provides extensive storage and offers potential for conversion to additional accommodation, subject to the necessary consents.



Outside

The property sits in an elevated position, with a pathway at the corner of Upperton Road and Cemetery Lane leading to the entrance. At the front of the property there is an area of traditional sandstone cobbles and a sandstone wall beyond which is a terraced cottage garden, full in spring and summer of floating colours. There is a vegetable area and then a series of terrace lawn areas bordered by flowers, shrubs and trees. A garden shed can be found to the side and a peaceful patio seating area which enjoys the spectacular views. Located at the rear of the property, and benefitting from a sunny south-facing aspect with views across the South Downs beyond, is a brick-paved terrace and timber decked area, ideal for outside entertaining, with borders of established shrubs, hedgerows and colourful flowering perennials.

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, 5 miles away, while there is also independent schooling is available at Seaford College. Larger supermarkets and a further selection of shops can be accessed at Haslemere, 11 miles away and Chichester just 9 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 mile
- Midhurst 5.3 miles
- Fernhurst 7.7 miles

Nearby Stations

- Pulborough 6.3 miles
- Haslemere 12.5 miles

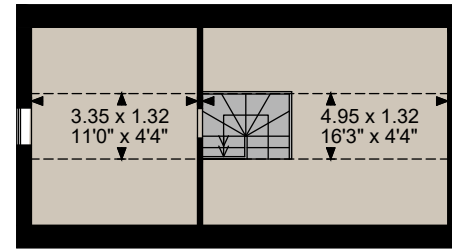
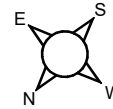
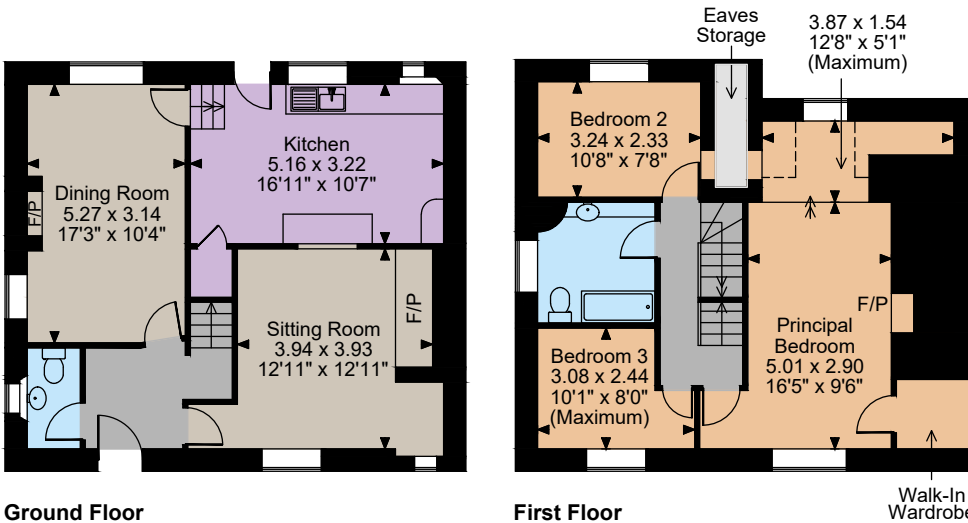
Key Locations

- Horse Guards Inn, Tillington
- Petworth House & Park
- Cowdray Golf Course & Shop
- South Down National Trust

Nearby Schools

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





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Floorplans

Internal area 1,306 sq ft (121 sq m)
 For identification purposes only.

Directions

GU28 9AA

From Haslemere town centre head south on the High Street and turn right to stay on the High Street/A286. Continue for 7.3 miles until you approach Easebourne, then turn left onto Wheelbarrow Castle, which then becomes the A272. After 4.5 miles you come to Tillington, turn left onto Upperton Road then the first left onto Cemetery Lane and Hollytree Cottage is the first cottage on the left.

what3words: ///retrieves.dolly.petulant - brings you to the path on the corner of Cemetery Lane.

General

Local Authority: Chichester District Council

Services: Mains water and electricity. Oil fired central heating. LPG gas for cooker. Mains drainage.

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

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

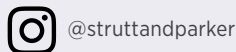
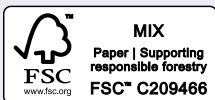
Haslemere

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