



COBBLERS



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Byworth
Nr Petworth
West Sussex GU28 0HL

Guide Price : £465,000 Freehold

Entrance lobby
Sitting room with original inglenook fireplace
Dining room • Fitted kitchen
2 bedrooms • Shower room
Pretty, terraced, cottage garden including decking,
summer house and storage • Off street parking
Pretty rural views
Within the South Downs National Park

DESCRIPTION

Cobblers is a charming Grade II listed, mid terrace cottage, in the heart of the popular village of Byworth, with some lovely rural views. The attractive timber framed cottage forms part of an historic period property, with all the hallmarks of a Wealden Hall House and which was also once owned by The Leconfield Estate. The well-presented accommodation includes many period features such as exposed beams and an inglenook fireplace. The front door opens into a lobby with door opening into a lovely sitting room, with exposed beams, a parquet wooden floor and an inglenook fireplace fitted with a woodburning stove and understairs cupboard. Steps lead down to a dining room, with further steps lead down to the kitchen, with lovely rural views and fitted with a modern range of cupboards, a Butlers sink and wooden worktops. There is an electric hob and oven, an integral dishwasher and points for washing machine and a fridge/freezer. From the sitting room the staircase rises to the first floor with landing a storage cupboard, airing cupboard, the main bedroom with fitted wardrobes, bedroom 2 with fitted wardrobes and a recently fitted shower room.

Outside, from the kitchen a door opens into a covered passage with log store to one side, which leads into the west facing garden with lovely rural outlook. The timber





deck has a summer house to one side with steps leading down to a lower area of garden partly laid to lawn, with various plants and shrubs and with a gate and steps leading down to the parking area, with a space for one car.

SITUATION

Cobblers is located in a peaceful setting, in the heart of the rural village of Byworth and close to the popular Black Horse pub. Being within the South Downs National Park there are some lovely rural walks along local footpaths, and the ancient market town of Petworth is within walking distance. Petworth has a wide range of independent shops catering for everyday needs and the National Trust owned Petworth House and Park. Pulborough (about 4.5 miles) has a mainline station (London Victoria and London Bridge) two large supermarkets and the West Sussex Golf Club. Midhurst (about 8 miles) has further shopping facilities and polo and golf at Cowdray Park, and a health club at The Spread Eagle Hotel. Haslemere (about 12 miles) also has a mainline station (to Waterloo). Goodwood (about 11 miles) has horseracing, motor racing, golf and a health club. Chichester (about 15 miles) has more extensive shopping facilities and the Chichester Festival Theatre. Guildford (about 23 miles) and London (about 50 miles) are accessed via A283/A3.

SERVICES

Mains electricity and water. Shared private drainage. Recently installed electric heating and hot water.

COUNCIL TAX

Band E £2,649.58 (2023/2024)

EPC - F (35)

DIRECTIONS

From Petworth take the A283 in the direction of Pulborough and after 0.7 of a mile turn right in to Byworth. Go through the village and you will see the Black Horse public house on the right, continue on and Cobblers is on the right-hand side, just before the left-hand bend.

VIEWING

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



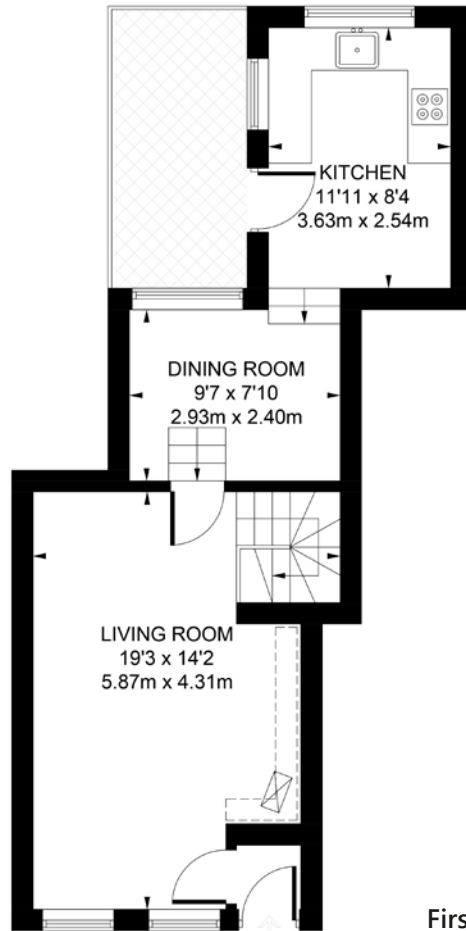
Cobblers, Byworth

Approximate Gross Internal Area = 747 sq ft / 69.4 sq m

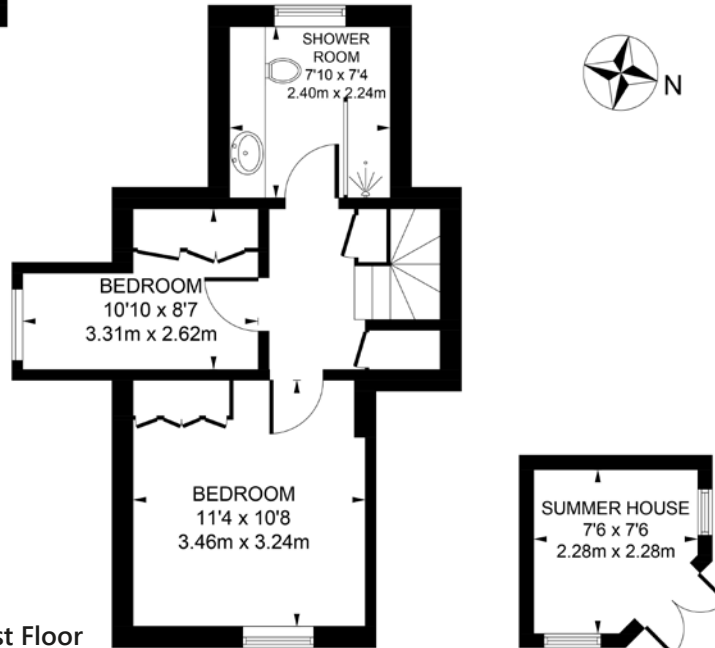
 = REDUCED HEADROOM BELOW 1.5M / 5'0



Ground Floor



First Floor



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