



Graffham, Nr Petworth/Midhurst/Chichester, West Sussex
£3,950 pcm excl inclusive of gardening

Attractive light and spacious 5 bedroom house with approximately 4 acres of grounds

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Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 5

Key features:

Reception hall
2 Reception Rooms, Study
Kitchen/Breakfast/Family room with Electric AGA
Laundry / Boot Room
4 Double Bedrooms (1 with En Suite)
Single Bedroom
2 Bath/Shower Rooms
Studio / Office / Playroom
Substantial Double Garage/Outbuilding with Adjoining
Additional Storage Space on Two Levels
4 Acres of Grounds, Woodlands and Paddocks

Description:

The property, originally built in the early 1900's, has been extended and refurbished to provide a very attractive 5-bedroom family home with a spacious feel.

The property is well appointed and presented. Inside the house there is a spacious Entrance Hall, Sitting Room with woodburner, Drawing Room with open fire, Study, Kitchen/Dining/Family Room with electric Aga in the kitchen and vaulted south facing light dining area with wonderful views across the gardens to the paddock and the woodlands. The house is very practically laid out with Laundry Room, Cloaks Area and external Studio which could be used as a Studio/Home Office or Playroom.

Downstairs there are mainly wooden or tiled floors with oak or glazed doors, good ceiling heights and well-proportioned room sizes.

Upstairs there are four Double Bedrooms (three with fitted cupboards), Single Bedroom and three

Bath/Shower Rooms of which one is en-suite. The property benefits from double glazing throughout, oil fired central heating and mains water and drainage.

Outside:

The house sits amidst approximately 4 acres of gardens and grounds, including terraces and a decked area, woodland and a paddock.

It is approached via a gravelled driveway with electric gates. There is also a double garage (excluding space for gardener's equipment) and adjoining workshop with large room above.

Situation:

Situated in a very good rural location and approximately one mile from the popular and attractive village of Graffham with its village shop, pub, school and excellent local community.

There is good access to local schools, in particular Seaford College, Midhurst Rother College, Conifers, Bishops Luffa and Westbourne House.

There are also several popular towns nearby, including Midhurst/Petworth (approx. 5 miles), Chichester (approx. 12 miles), Haslemere with its main line station to Waterloo (approx. 10 miles) and Petersfield (approx. 15 miles).

AVAILABLE LATE AUGUST 2020

Local Authority: Chichester District Council (Band H)

White Goods: Electric Aga, Electric Double Oven and 4 Ring Ceramic Hob, Dishwasher, Washing Machine, Fridge/Freezer with Ice Maker

Heating: Oil fired

Drainage: Mains

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

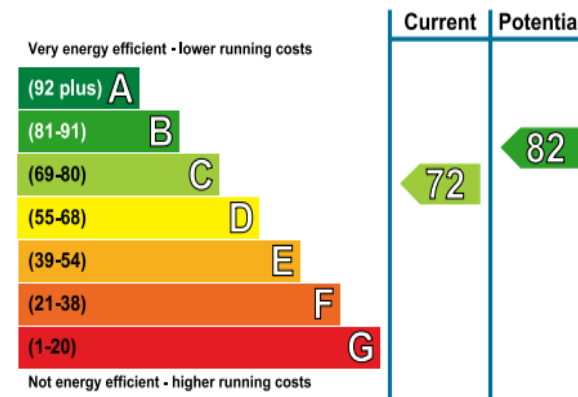
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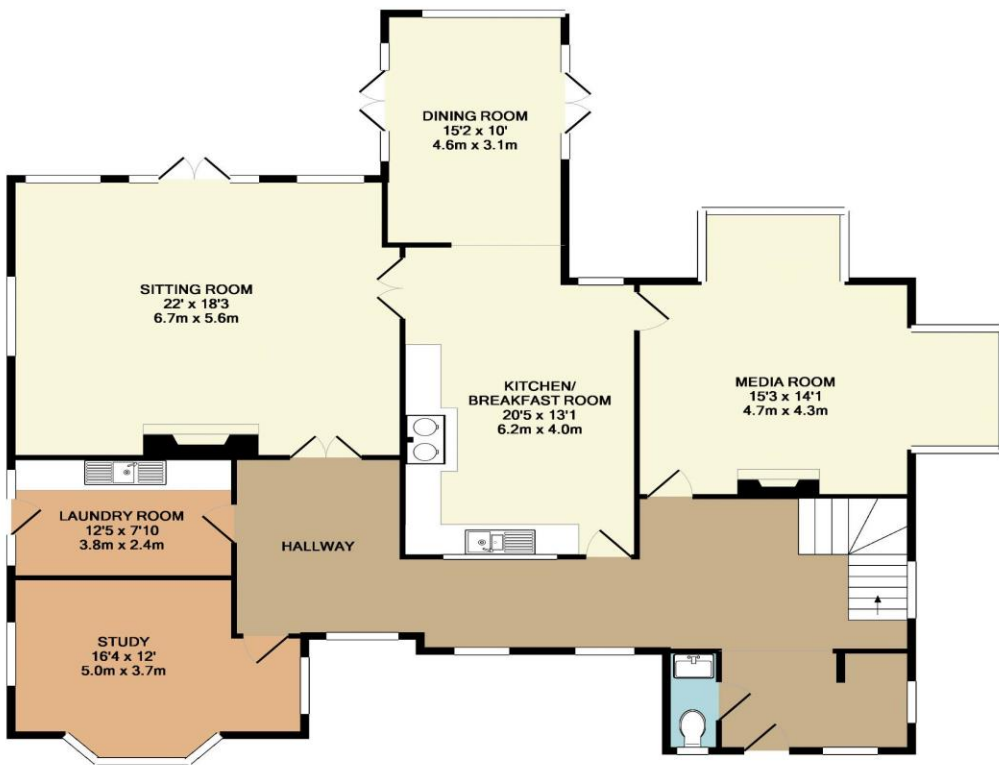
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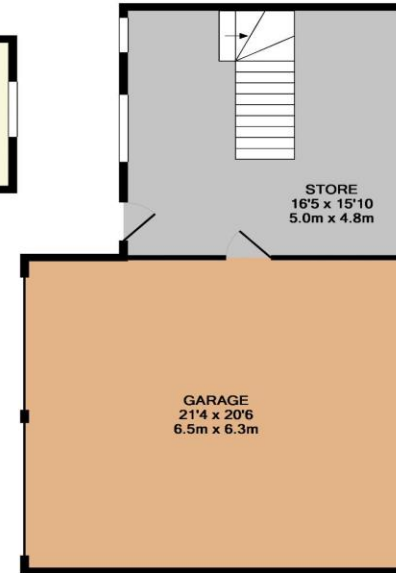
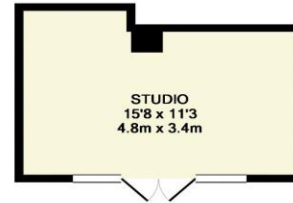
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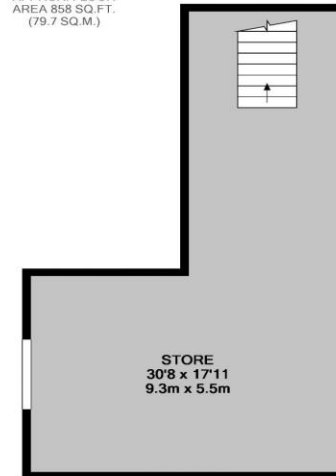
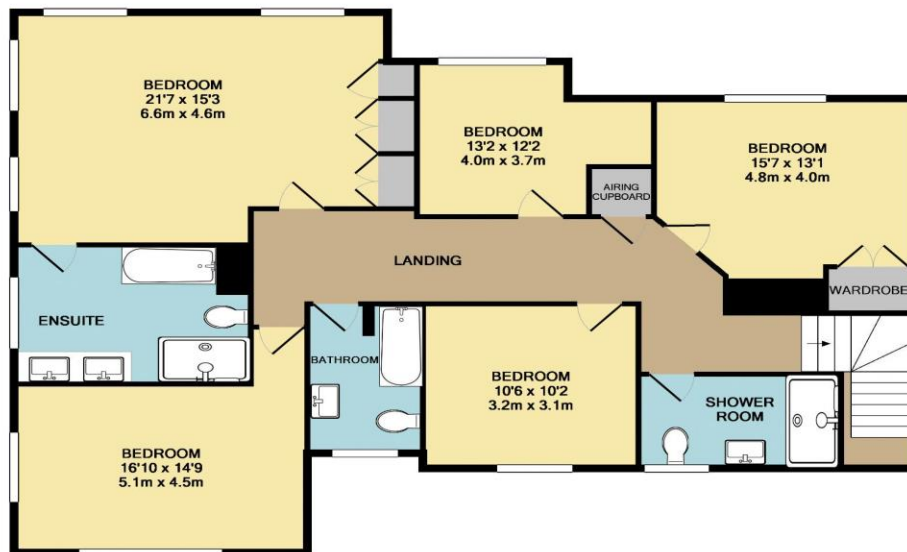




GROUND FLOOR
APPROX. FLOOR
AREA 1790 SQ.FT.
(166.2 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)



OUTBUILDINGS 1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.8 SQ.M.)



The Country House Company

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