



THE
**COUNTRY
HOUSE**
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West Lavington, Nr Midhurst / Petworth / Chichester, West Sussex
£2,950 pcm , excl.

An Attractive Four Bedroom West Sussex Farmhouse Situated in an Excellent Rural Position
on the Edge of the Village and within Walking Distance of the Centre of Midhurst



Term: 12 months with the possibility of renewal
Bedrooms – 4
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Kitchen / Breakfast room
 Sitting Room
 Utility Room
 Master bedroom
 Two Double Bedrooms with Double Vanity Bathroom
 Single Bedroom
 Family bathroom
 Garage / Games room
 Large Wrap Around Garden

Description:

An attractive four bedroom West Sussex Farmhouse situated in a rural position but within walking distance of the centre of Midhurst.

The entrance porch leads into a large Kitchen/Breakfast Room with Aga and separate Scullery/Utility Room. There is a cosy Dining Room/Snug with original brick/tiled floors leading on to a Study/Music Room. The main Sitting Room has dual aspects leading out on to a terraced area and the gardens and surrounding countryside beyond.

There are three double Bedrooms, two of which are served by a double vanity bathroom with bath and shower over. There is a further double bedroom and a single Bedroom along with a Family Bathroom.

Outside:

The property is approached via a farm driveway of some ¼ mile affording the property an extremely secluded and elevated position, set in its own grounds of approximately 1 acre surrounded by horse paddocks. The gardens are mainly grassed with some mature shrubs and an extensive vegetable patch. The original garage (now inaccessible to vehicles) provides good additional storage or can be used as a games room. Adjoining the garage there a further dry store. To the rear of the property the old boiler house serves as a wood store and there is an outside w.c.

Situation:

The house is situated in a very good rural location, yet is just under a mile from the popular town of Midhurst with its many shops, pubs and restaurants. There is also good access to local schools, in particular Seaford College, Midhurst Rother College, Conifers, Churchers, Bedales, Bishop Luffa and Westbourne House. Other popular towns nearby include Haslemere (approx 9 miles) with its main line station to Waterloo, Petersfield (approx. 9.5miles) also with its main line station to Waterloo and Chichester (approx. 12 miles).

AVAILABLE BEGINNING JUNE 2023

Local Authority: Chichester District Council (Band G)

White Goods: Gas Fired AGA and Space and Infrastructure for Dishwasher, Fridge/ Freezer, Washing Machine and Tumble Dryer

Heating: Mains gas

Drainage: Private

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: Tenant responsibility

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





The Country House Company

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