

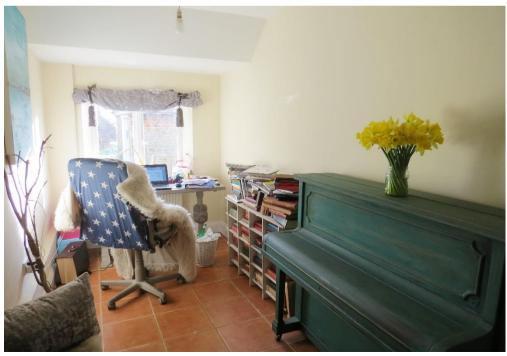
West Lavington, Nr Midhurst / Petworth / Chichester, West Sussex £2,950 pcm , excl.



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**

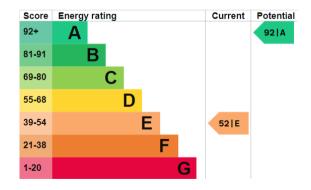
Local Authority: Chichester District Council (Band G)

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: <u>info@countryhousecompany.co.uk</u>

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















The Country House Company 02392 632 275 www.countryhousecompany.co.uk sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



**OnTheMarket**.com

arla | propertymark PROTECTED



f in 🖸