



ORCHARD COTTAGE

**Barrington
& Company**

ORCHARD COTTAGE, BEECHWOOD LANE, LAVINGTON PARK, PETWORTH, WEST SUSSEX, GU28 0AS.

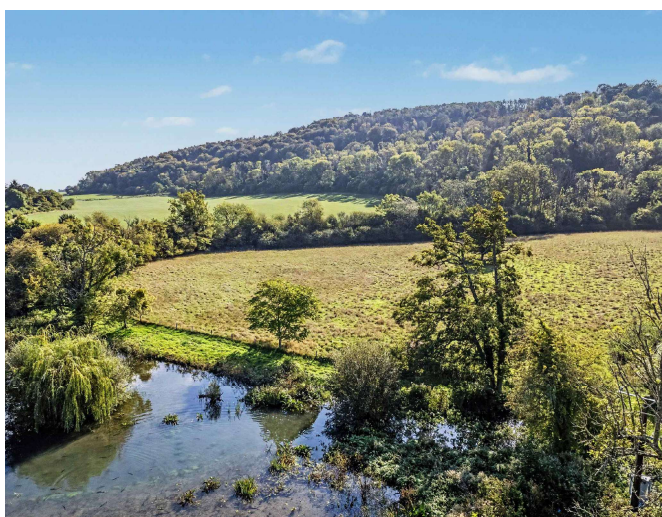
Set amidst grounds of 12.26 acres with chalk stream fed lake, paddocks and woodland, a substantial country house and detached cottage for renovation or replacement (sub to usual consents).

Reception hall, cloakroom, Kitchen/dining room, Sitting room, Study, TV room, 6 bedrooms, 2 bathrooms, large store room, Detached one bedroom cottage, Gardens, Orchard, Tennis court, Paddocks, Woodland and Lake, In all 12.26 acres.

SITUATION

Orchard Cottage enjoys a peaceful, rural setting at the foot of the South Downs, approached along a single track no-through lane and within the South Downs National Park. There are some fabulous walking opportunities right on the doorstep, with some of the paths leading to The South Downs Way. The village of Duncton is with a mile away, with 2 churches, a primary school, the Rother Valley Croquet Club and The Cricketers public house. The historic town of Petworth, dominated by Petworth House and Petworth Park, is about 4 miles to the north with a good range of independent shops and services. Pulborough, also with local shopping and a mainline station is within 8 miles with a services to Gatwick Airport (35 mins), London Bridge and Victoria (about 75 mins). Haslemere mainline station with a fast service to Waterloo (about 47 mins) is within about 15 miles. The cathedral city of Chichester is about 11 miles to the south-west with a wide range of shops and the Festival Theatre. In addition, there is horseracing, golf and motor racing at Goodwood, about 7-8 miles away. There is high goal polo at Cowdray about 8 miles away and sailing at Chichester Harbour. Central London is within 50 miles by road.





DESCRIPTION

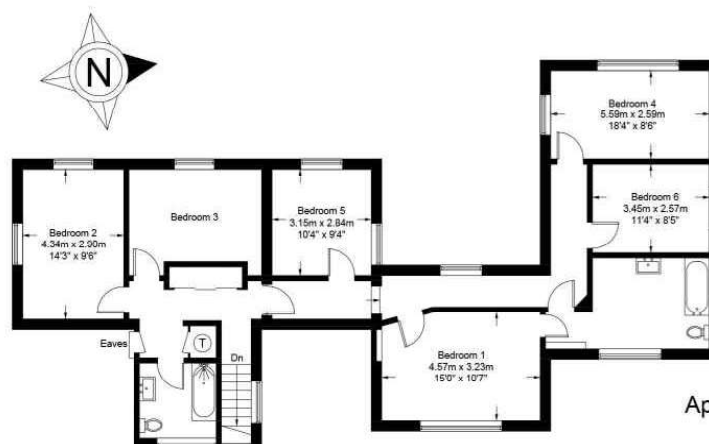
Dating from the late 1800's with later additions, the principal residence has attractive part tile hung elevations of stone and brick under a clay tiled roof. Accommodation is presently arranged with six bedrooms, two bathrooms, a large kitchen/dining room and three reception rooms. The house is in need of renovation or replacement (subject to planning consents) offering a blank canvas to the discerning purchaser seeking an opportunity to create their dream house. A detached cottage provides secondary accommodation well sited some distance from the main house.

OUTSIDE

Set in grounds of over 12 acres, the property creates a unique rural haven with its trout stocked, chalk stream fed lake, grassland paddocks, ancient woodland, orchards and gardens. A wide gravelled parking area in front of the house abuts the no-through lane and the private lake beyond. The pastoral view continues to the field beyond and the South Downs. The gardens surrounding the house offer peace and seclusion with a flagstoned terrace leading to lawns, a tennis court, orchard and grassland beyond.

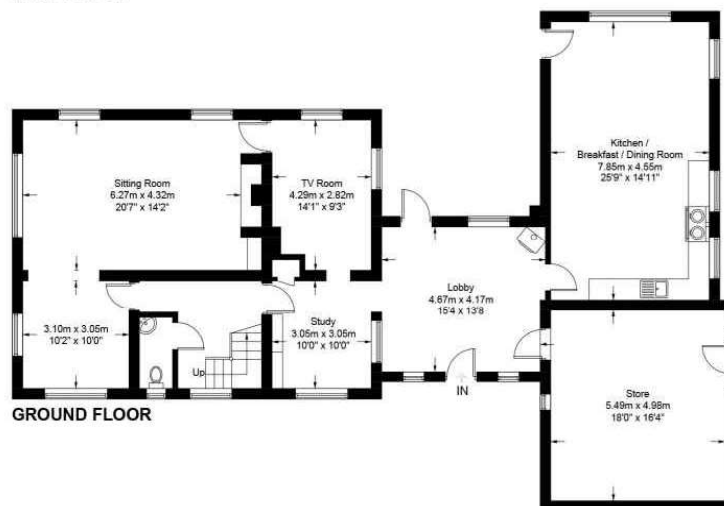
Services: Mains electricity, Private water and drainage.

Council Tax; -Orchard Cottage, Band G. The Piggery, Band A. Chichester District Council.



FIRST FLOOR

Approximate Gross Internal Area = 274.3 sq m / 2952 sq ft
 Piggery = 58.1 sq m / 625 sq ft
 Total = 332.4 sq m / 3577 sq ft



GROUND FLOOR



(Not Shown In Actual Location / Orientation)
 PIGGERY - GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	28 F	
1-20	G		

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