



COOPERS COTTAGE



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Redhill Farm
London Road
Petworth

West Sussex GU28 9NE

Guide Price: £2,250 pcm

Available immediately

Entrance Hall • Sitting room • Kitchen/breakfast room
Rear Hall • Study • Cellar
Principal bedroom with En Suite Bathroom
2 further double bedrooms
Shower room • Garden • Parking • Entrance drive
Stunning rural location, off the beaten track

DESCRIPTION

Coopers Cottage is a lovely converted 17th Century beamed cart shed which has been beautifully renovated and furnished to a very high standard. The property is available on a fully furnished basis and boasts many original features, as well as having many modern comforts. The cottage is set in a peaceful and rural location with incredible views across Ebernoe Woods and beyond. The lovely beamed sitting room has beautiful exposed brick walls and wonderfully high ceilings. Steps lead up to a good sized, well equipped kitchen with a large farmhouse table and chairs. Off the kitchen is the hallway where you will find a second entrance and access to the garden which has a gate at the end, leading to some beautiful woodland walks. There are three good sized double bedrooms, the master bedroom having a lovely en suite, and a well appointed separate shower room. The property is accessed via a long private driveway and plenty of parking.

SITUATION

Coopers Cottage lies just over 4½ miles north of the old market town of Petworth with an excellent range of independent shops for every day needs. A wider range of shops, including supermarkets can be found in Haslemere (7 miles) and Godalming (13 miles) with the cities of Guildford





and Chichester both approximately 20 miles distant. Haslemere also provides an excellent train service in to Waterloo (50 minutes). Gatwick airport is about 45 minutes' drive away. London, under 50 miles, is easily accessible by road via the A3 (joined at Milford). Coopers Cottage is located down a long private drive off the London Road and is within the curtilage of the main farmhouse but is situated so that it has its own space and privacy. It neighbours the beautiful parish of Ebernoe, famous for its numerous footpaths through ancient woodland, a nature reserve and a 'Site of Special Scientific Interest', currently owned by the Sussex Wildlife Trust

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

MAINTENANCE

The tenant will be responsible for maintaining the interior of the property and the gardens and grounds. The landlord will be responsible for the exterior and structure of the house.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in



lieu of rent by the tenant.

SERVICES

Mains electricity are connected. Private drainage.

EPC

The property has been given an EPC rating of E (39)

VIEWING

Strictly by prior appointment with the Landlord's letting agents, **RH & RW Clutton** – 01798 344554



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