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ST MARY'S COTTAGE



RH & RW  
CLUTTON

# ST MARY'S COTTAGE

Church Road  
Petworth  
West Sussex GU28 0AD

Guide Price: £620,000 – Freehold

Ground floor retail & offices • Cloakroom  
South facing courtyard garden • Cellar

First floor flat comprising large sitting room, kitchen,  
2 double bedrooms & bathroom

## DESCRIPTION

St Mary's Cottage is a prominent a Grade II listed commercial/residential property situated right on the corner of East Street and Church Street in the heart of Petworth. The property has many period features including exposed oak beams and inglenook fireplaces. The spacious and flexible accommodation is currently arranged, on the ground floor, as a shop with cellar and a spacious office, divided into two main areas, with a cloakroom, and French doors opening into a south facing private courtyard garden. From the main entrance stairs lead up to the first floor with a good size sitting room with inglenook fireplace, a fully fitted kitchen, two double bedrooms and a well-appointed family bathroom.

## LOCATION AND AMENITIES

St Mary's Cottage is located in the heart of the historic old market town of Petworth, opposite St Mary's Church and a short distance from The Cow Yard, which gives direct public access, on foot, into Petworth Park. The property is located in a part of the town which has changed very little over the years, being situated on part of the street which is made up of only period properties and is within easy walking distance of the shops. Petworth is dominated by Petworth House with its beautiful 750 acres of parkland designed by Capability Brown and the town has an excellent range of independent local shops and businesses, catering for





everyday needs. Midhurst is located about 6 miles to the west and Pulborough, with its mainline train station, about 5 miles to the east. The City of Chichester (14 miles) provides a broader choice, all the major supermarkets and its well renowned Festival Theatre. In addition, there is a horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (11 miles). The area provides a good choice of state and independent schools. Gatwick, London Bridge and Victoria (70 mins), alternatively Haslemere Station (11 miles) has a fast service to Waterloo (57 mins).

### **SERVICES**

Mains water, gas and electricity are connected. Mains drainage.

**EPC** not required

### **BUSINESS RATES & COUNCIL TAX**

Separately, the shop and office may be eligible for small business rates relief. The flat is Band C - £1,926.96 (2023/2024).

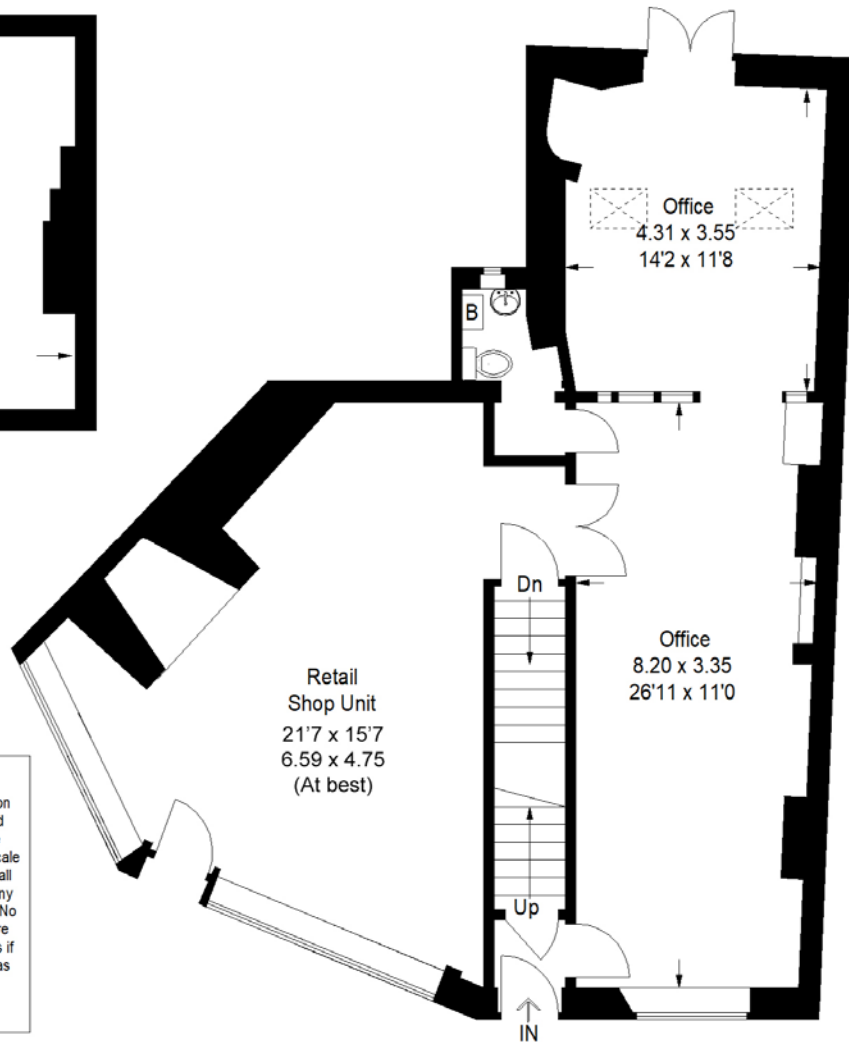
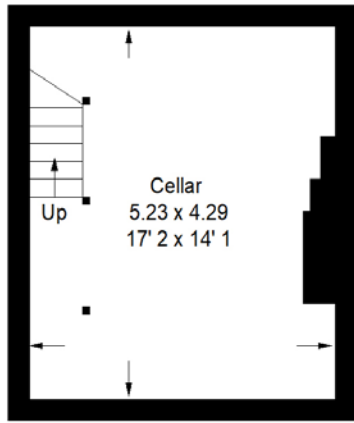
### **DIRECTIONS**

Please ask for directions from our Petworth office.

### **VIEWING**

Strictly by appointment with the sole agent  
**RH & RW Clutton - 01798 344554**

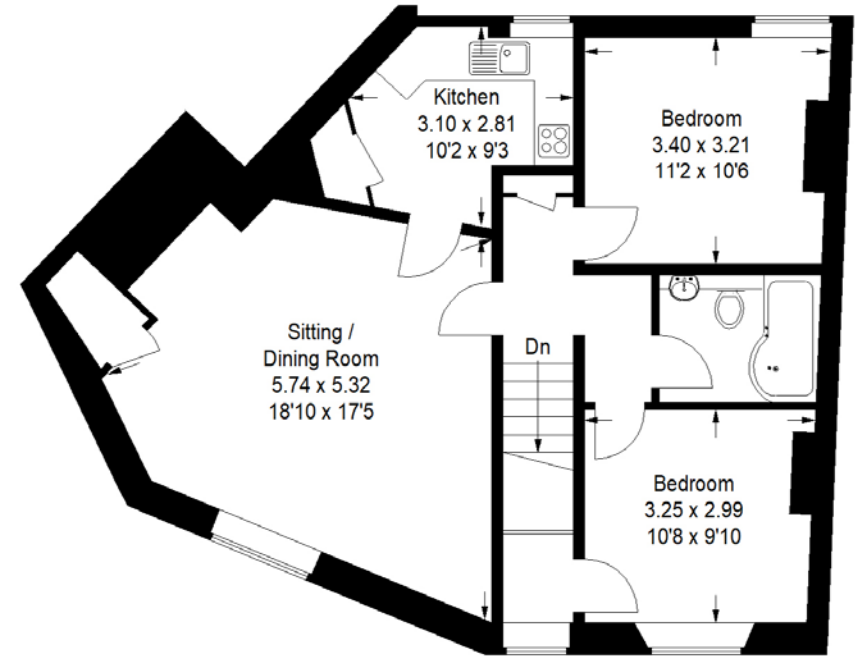




**Ground Floor**

## St Mary's Cottage, Church Street

Approximate Gross Internal Area  
 Ground Floor = 113 sq m / 1216 sq ft  
 (Including Cellar)  
 First Floor = 69 sq m / 742 sq ft  
 Total = 182 sq m / 1958 sq ft



**First Floor**

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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