

Long Copse Cottage

Lickfold, West Sussex





Long Copse Cottage

Lickfold Road, Lickfold, West Sussex, GU27 3JJ

A country cottage with extensive outbuildings,
set in over 30 acres of prime West Sussex.

Lurgashall 1.8 miles, Fernhurst 3.5 miles, Haslemere 5 miles, Midhurst 5.5 miles
Petworth 7 miles, Chichester 18 miles, Guildford 20 miles, London 48 miles
(All distances and times are approximate)

Accommodation and Amenities

Cottage

Formal reception hallway | Sitting room | Kitchen/dining room | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Outside

Garaging: Double garage | Single garage | Three storage rooms

Large agricultural barn | Three bay barn | Small barn | Summer house

Gardens and grounds

In all approximately 30.87 acres



Haslemere

1 West Street, Haslemere
GU27 2AB

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Situation

Long Copse Cottage occupies a private, rural setting surrounded by prime West Sussex countryside in the heart of The South Downs National Park. The property sits off a quiet country lane which links the hamlet of Lickfold and the village of Fernhurst in the heart of what is referred to as the 'The Golden Triangle,' an area bounded by Haslemere to the north and the old market towns Midhurst and Petworth to the south. Lurgashall village, which is only about two miles away, is home to a post office/shop as well as the well-known Noah's Ark public house, believed to date back to 1557. The picturesque village green creates a quintessential English setting. The Lickfold Inn in Lickfold and The Hollist in Lodsworth are also notable eateries, as is The Horse Guards Inn in Tillington.

Comprehensive shopping facilities are available in the towns of Haslemere, Midhurst and Petworth, all of which are a short drive away. A wider range of facilities are available in Guildford and Chichester, which are easily accessed via the A3 and the A283.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

One of the key benefits of the area is the wonderful array of footpaths and bridleways that the surrounding countryside has to offer, many of which can be immediately accessed from the property.



The property

Long Copse Cottage is a well-considered family home offering well-proportioned accommodation over two floors. The property has been recently updated by our clients and offers the incoming purchaser the most wonderful opportunity to extend or replace subject to the usual planning consents.

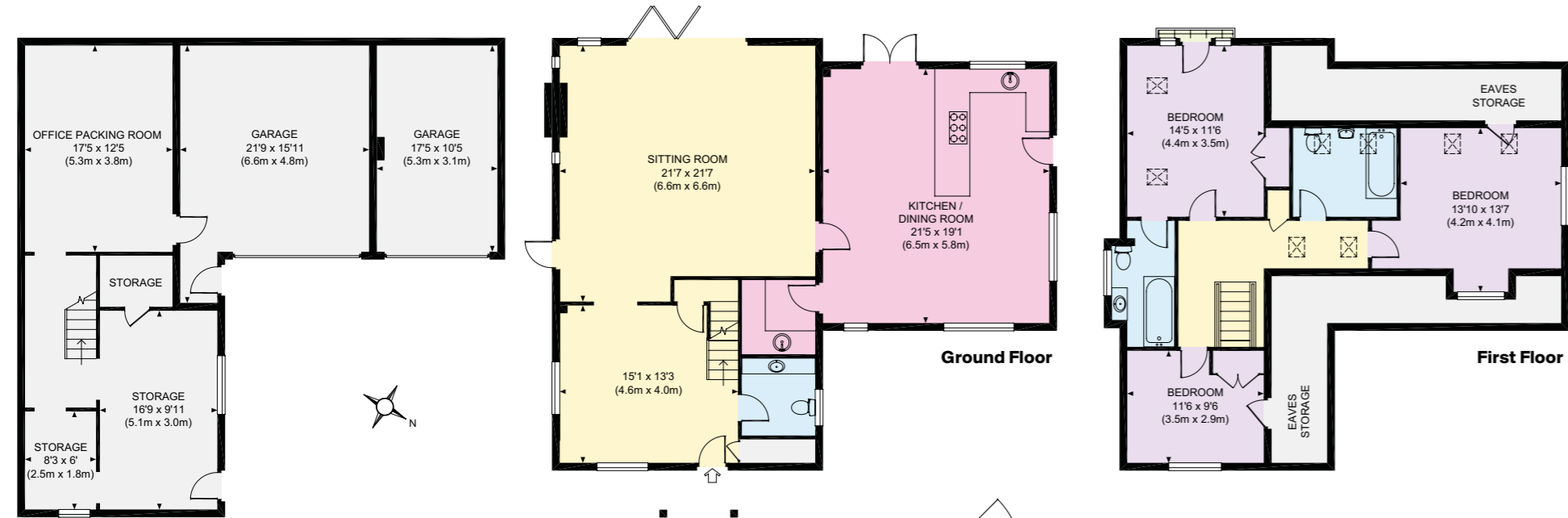
To the ground floor the property benefits from a beautiful kitchen/breakfast room with glazed double doors looking south and west over the surrounding land which falls away, giving views over a private valley, pond and woodland toward Bexley Hill.



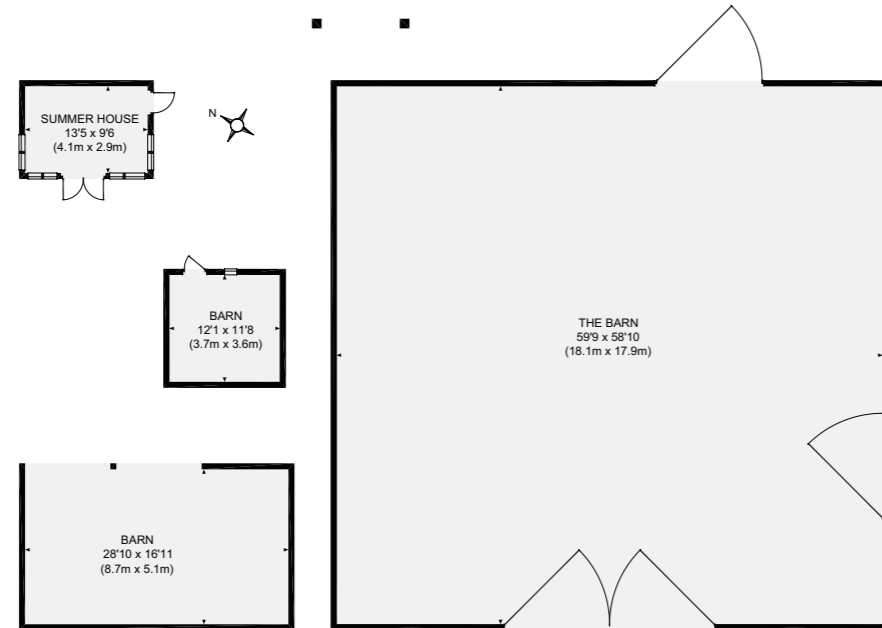
The sitting room is also a notable feature of the property which, with its double aspect and large windows, allows the room to be flooded with natural light throughout the day.

Approximate Gross Internal Floor Area
Main House: 2,235 sq ft / 207.7 sq m
Outbuilding: 992 sq ft / 92.2 sq m
(Excluding Barn)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and Grounds

The property boasts a wealth of outbuildings, most notably the former stable and garage closer to the property, while some 150 yards beyond the house are two good paddocks and a large agricultural barn currently used for storage.

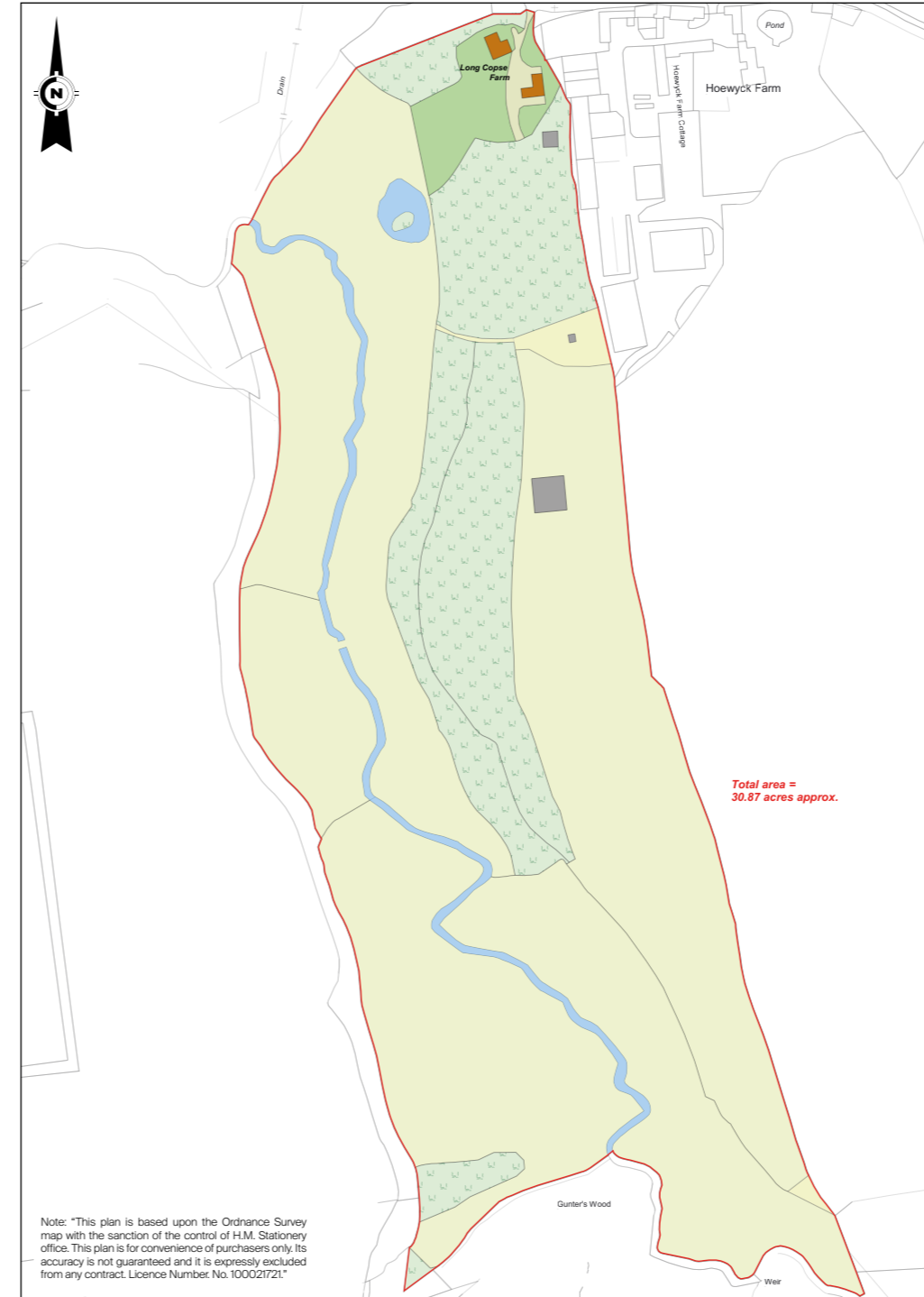
The property is entered via a five-bar gate leading to a parking area between the house and the immediate garage building. Most of the land to the property is located to the south leading away from the main house and providing protected views.

A land holding of this size is an incredibly rare find in the heart of prime West Sussex, with the land itself comprising of formal gardens and lawns, a belt of ancient woodland, several paddocks with post and rail fencing and water, used for equestrian purposes and of course the beautiful meadows and stream winding through the western valley floor.

Services

We are advised by our clients that the property has mains water and electricity and private drainage and LPG-fired central heating.





EPC rating

F

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Local Authority

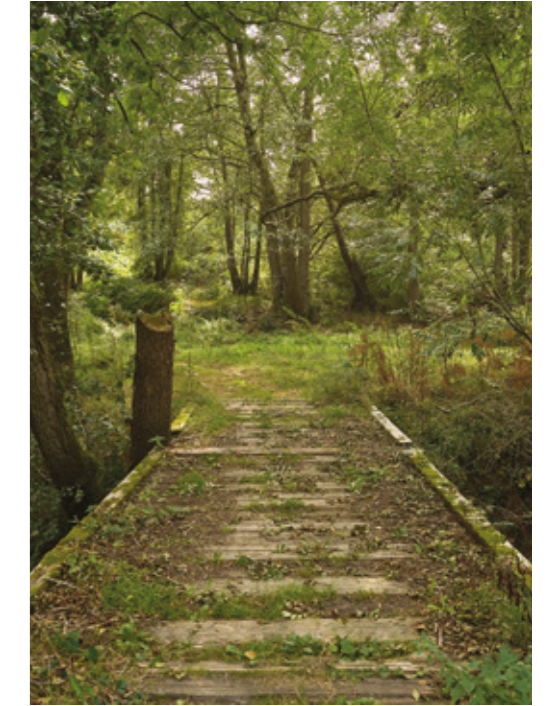
Chichester District Council.
Telephone - 01243 785 166

Directions (GU27 3JJ)

From London, take the A3 southbound, continue past Guildford and exit at the Milford junction, following the A283 towards Petworth. At the end of the slip road, take the first exit towards Milford. Proceed through Milford following the signs for the A283 towards Petworth, passing through the village of Chiddingfold. After about 4 miles, at the Fisher Street crossroads, turn right, signed Gospel Green and Lurgashall Winery. After 0.4 miles, turn left, signposted Lurgashall and Lickfold. Continue on this road for approximately 3.5 miles, turning right immediately before The Lickfold Inn. Follow this road for almost a mile, after which the property will be found on your left on a right hand bend.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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