

Point Cottage

Lodsworth, Petworth



Point Cottage

Hollihurst Road
Lodsworth, Petworth

A spacious family home
boasting wonderful
views in the heart of
Lodsworth village.

Petworth 4 miles, Midhurst 4 miles, Haslemere 11 miles
(London Waterloo 56 minutes), Petersfield 4 miles, Chichester
6 miles, Guildford 22 miles, London 51 miles
(Distances and times are approximate)

Accommodation and Amenities

Entrance hallway | Sitting room | Study, Kitchen/breakfast/
sitting room | Boot/utility room | Two cloakrooms
Five bedrooms (one en suite) | Games room | Family bathroom
| Shower room

Outside

Summer house | Terraces | Gardens and grounds

In all approximately 0.313 acres



Haslemere

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GU27 2AB

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Situation

Point Cottage occupies a prime, private location on Hollihurst Road in the heart of Lodsworth village. The village is set in the rolling West Sussex countryside within the South Downs National Park and is home to The Hollist, the village pub, and the Lodsworth Larder, the award-winning village shop opened, run and staffed by the village community.

The nearby towns of Petworth and Midhurst offer a wide range of shops and services, whilst more comprehensive shopping and recreational facilities can be found in nearby Petersfield, Guildford and the cathedral city of Chichester. There is good access to London and the south coast via the A3 which links to the M25 and national motorway network. A regular, fast South West trains services runs from Haslemere to London Waterloo, with the journey taking about 56 minutes. Gatwick, Heathrow and Southampton are approximately 35, 48 and 45 miles away respectively.

There is a wide range of schools in the area, including Bedales, Ditcham Park and Churchers' College at Petersfield, Seaford College at Petworth, Brookham and Highfield at Liphook, St Edmund's at Hindhead and Charterhouse at Godalming.

Recreational and sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Midhurst, Petersfield and Pulborough and sailing off the south coast at Chichester, as well as a wonderful array of footpaths and bridleways that the surrounding countryside has to offer. For the arts, Chichester Festival Theatre is extremely well-renowned, as is the Yvonne Arnaud Theatre in Guildford.

Point Cottage

A substantial family home in a prime location, the property benefits from generous room proportions both to the ground and first floor, and from beautiful views east towards Chanctonbury Ring on the South Downs, and north towards Blackdown.





The highlight of the property is the kitchen/breakfast/sitting room, re-modelled by our clients to meet the needs of the modern family. There is a log burner at the sitting room end, and a stable door which provides access directly onto the decked terrace which runs the length of the house (measuring approximately 40x10ft). The kitchen is spacious, and very much in keeping with the property. There is a two-oven AGA, hard-wearing tile floors and a conveniently located boot/utility room adjacent.

Of note, our clients obtained and have started carrying-out works in accordance with planning permission gained in 2017, having converted the existing garage into a living room with a staircase to the games room above. As it stands, there is scope for an incoming buyer to put their own stamp on this element of the property.

To the first floor, all the bedrooms are light and benefit from the wonderful views and several have built-in wardrobes. One of the bedrooms has an en suite shower room, and there is a separate bathroom and shower room. From the northern-most bedroom, one can access the top floor (games room) of the garage conversion.

Gardens and Grounds

The gardens and grounds found to the rear of the property, are mainly laid to lawn with established shrub borders. In addition to the decked terrace is a bricked terrace for additional entertaining. Further are a chicken run, and at the bottom of the garden, a summer house.

Services

We are advised by our clients that the property has mains water, drainage and electricity, together with oil-fired central heating.

EPC: E

Viewings

All viewings are strictly by prior appointment with Knight Frank.





Local Authority

Chichester District Council. Telephone – 01243 785 166

Directions (GU28 9BT)

From London, take the A3 southbound, continue past Guildford and exit at the Milford junction, following the signs to Haslemere on the A286. On entering Haslemere, turn left at the end of the High Street onto the A2131 Petworth Road. After approximately two miles, turn right, signposted Lurgashall Winery. Follow this road for approximately four miles and on entering the village of Lodsworth, turn right up School Lane. Follow this road for about 300 yards after which turn left into Hollihurst Road where Point Cottage can be found as the third house on your left-hand side, and there is plentiful off-road parking.

Fixtures and fittings

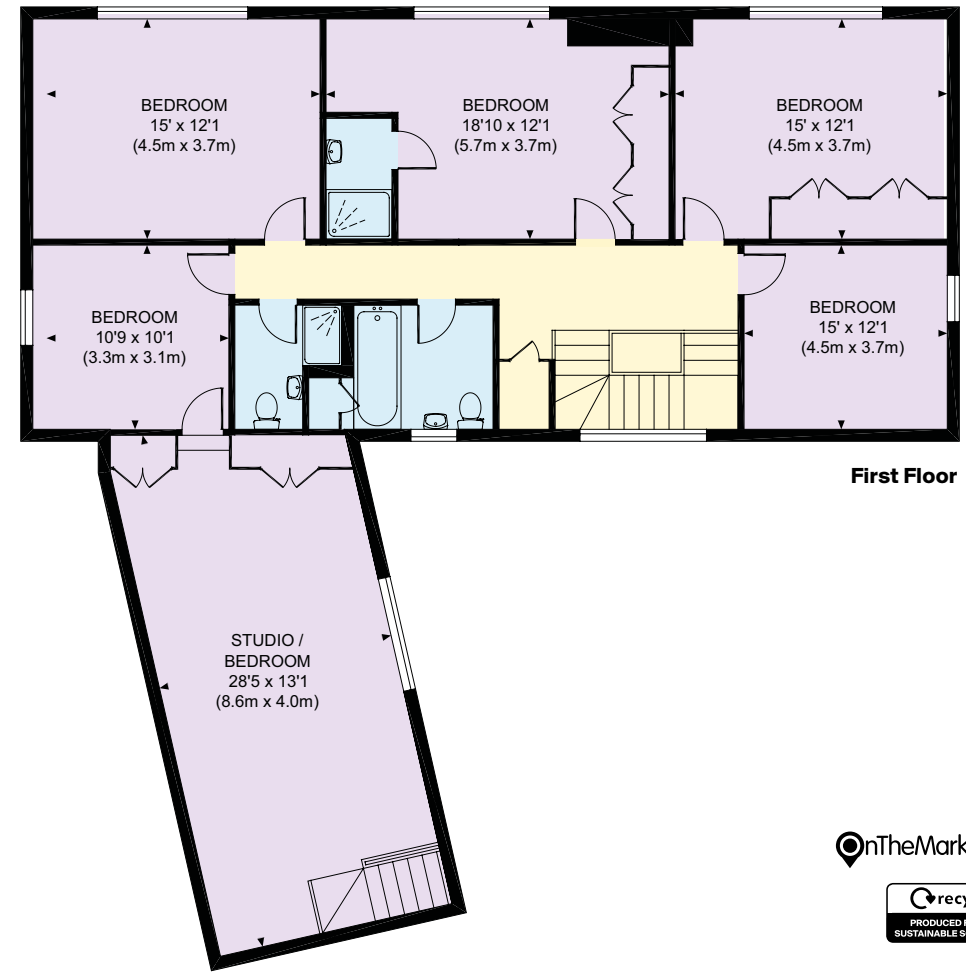
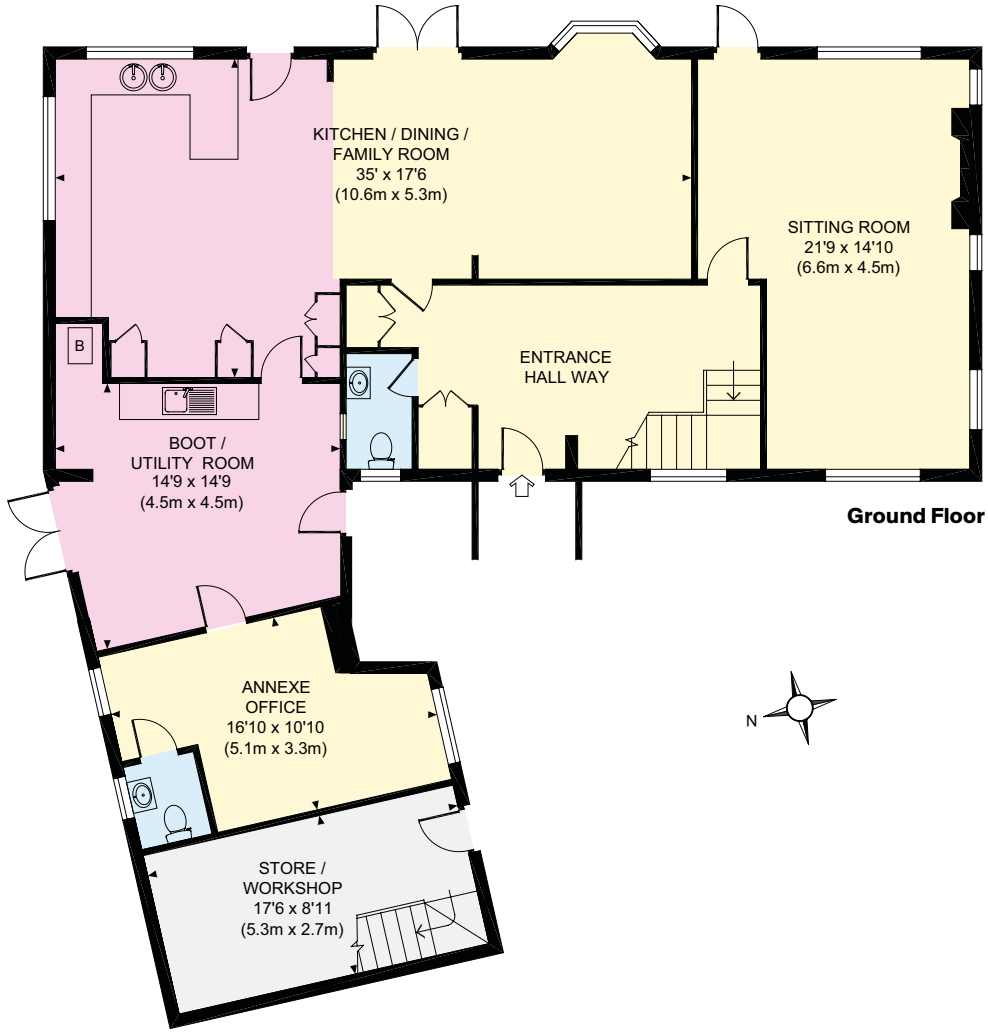
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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

Approximate Gross Internal Floor Area
3,074 sq ft / 285.6 sq m

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



Connecting people & property, perfectly.

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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