

Primrose Cottage, Lodsworth, West Sussex



A deceptively spacious period home, **perfectly situated** in the heart of Lodsworth.

Summary of accommodation

Entrance hall | Living room | Family room | Dining room | Utility room
Laundry room | Kitchen/breakfast room | Morning room | Main bedroom
with en suite and dressing room | Gymnasium

Five further bedrooms three with en suite facilities

Carport and studio | Garden pavilion | Additional off-road parking
Level lawned gardens

Distances

Petworth 4 miles, Midhurst 4 miles

Haslemere 11 miles (London Waterloo 56 minutes), Petersfield 14 miles

Chichester 16 miles, Guildford 22 miles, London 51 miles

(All distances and times are approximate)

The property

This charming residence defies expectations from the outside. What appears to be a quaint cottage façade unfolds into a spectacular family home, ingeniously extended over the years to create an expansive haven of comfort and elegance.

In the heart of the home is a wonderful kitchen/breakfast room, which seamlessly opens to a morning room, offering view across the rear garden and beyond the valley, creating a captivating backdrop to daily life.





There are three reception rooms on the ground floor, each designed to cater to various aspects of family life. Two ground floor bedrooms, both with en suites including the main bedroom suite which boasts an extensive dressing room, and overall provides level living convenience.

Ascend various staircases to discover four further bedrooms on the first floor, two of which benefit from en suite facilities. The clever layout ensures privacy and functionality.

The house further possesses a dining room, gym, utility, and laundry room, further elevating the quality of living in this extraordinary residence.

Gardens and grounds

The outside is a particular highlight, offering outstanding panoramic views over the countryside. Enjoy delightful entertaining areas, including a raised terrace, an oak framed pavilion, a sun terrace and expansive level lawned areas, creating an idyllic setting for gatherings and relaxation.

Parking is by way of a detached barn for two cars with a room over which could be converted (STP) to create separate living space. With further ample gated off-road parking, convenient for both residents and guests.



Location

Primrose Cottage occupies a prime position within 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 Southwest 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.

Services

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

Viewings

Strictly by appointment with agent.

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.

Property information

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band G

EPC Rating: E

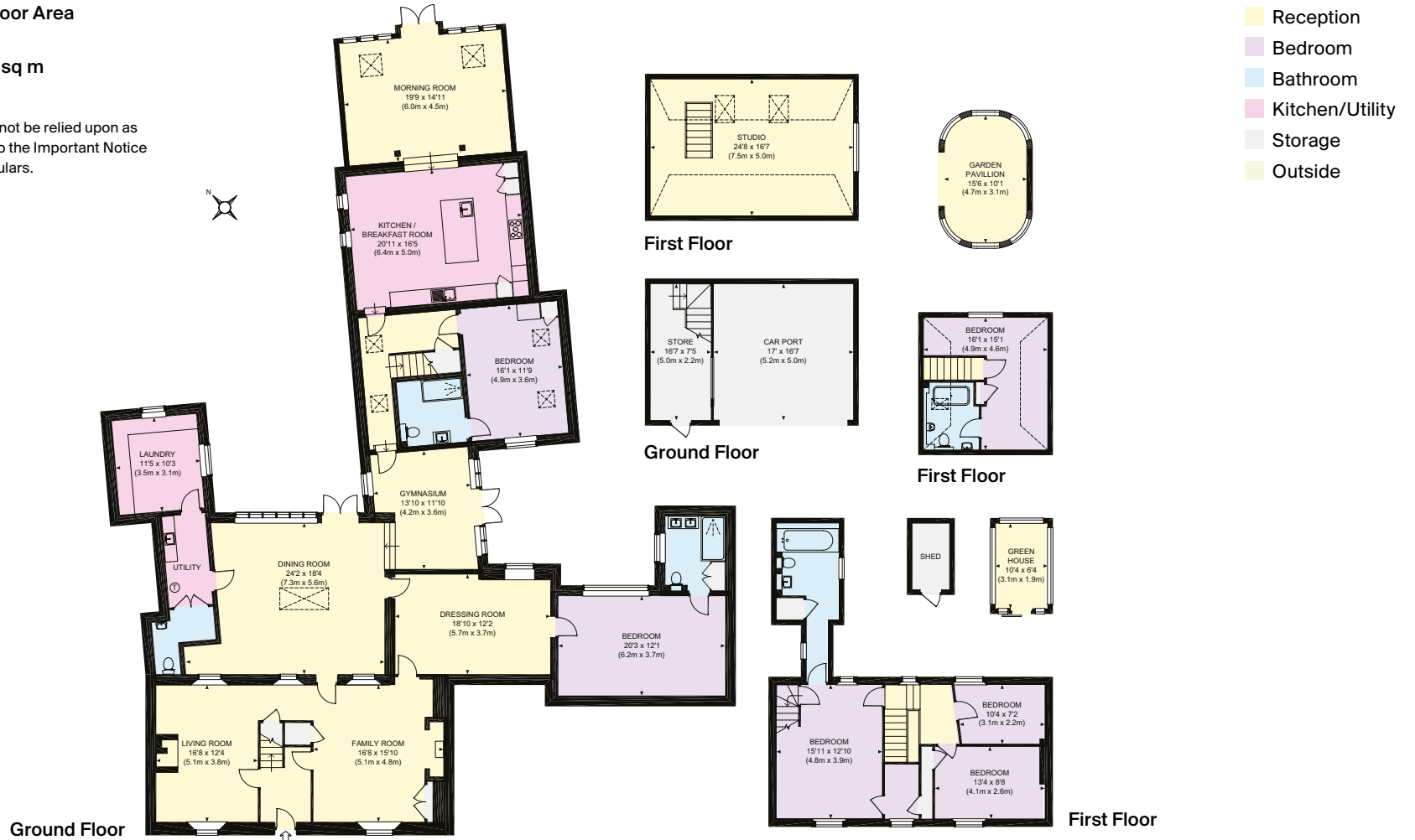
Approximate Gross Internal Floor Area

3882 sq ft / 360.7 sq m

Outbuildings: 1053 sq ft / 97.8 sq m

Total: 4935 sq ft / 458.5 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.



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I would be delighted to tell you more

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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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Particulars dated March 2024. Photographs and videos dated October 2023.

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