



## BUCKS COTTAGE

RIVER COMMON, PETWORTH, WEST SUSSEX

JACKSON-STOPS 



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**BUCKS COTTAGE, RIVER COMMON,  
PETWORTH, WEST SUSSEX, GU28 9BH**

TOTAL APPROX. FLOOR AREA: 192.4 SQ M / 2,071 SQ FT

AN ENCHANTING, RECENTLY RENOVATED  
COTTAGE SET IN AN IDYLIC POSITION  
WITH 8 ACRES, ENJOYING BEAUTIFUL  
VIEWS AND OFFERING A PERFECT BLEND  
OF CHARM, COMFORT AND PEACEFUL  
COUNTRYSIDE SETTING WITH PLANNING  
PERMISSION TO EXTEND



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**DISTANCES**

BY ROAD:

LONDON 50 MILES

PETWORTH 3 MILES

MIDHURST 7 MILES

CHICHESTER 14 MILES

BY RAIL:

HASLEMERE TO LONDON

WATERLOO FROM 49 MINUTES

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**GROUND FLOOR**

- Boot room / utility
- Snug / dining room
- Living room
- Study
- Bathroom

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**FIRST FLOOR**

- Main bedroom and ensuite shower room
- Two double bedrooms

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**OUTSIDE**

- Garage / log store
- River frontage decking
- Gardens
- Pasture of 6.96 acres
- In all about 7.93 acres







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## THE PROPERTY

An enchanting and beautifully presented property that has been recently renovated to a high standard, blending character features with modern comfort. Set in a picturesque setting, the cottage enjoys delightful views over adjoining paddocks and benefits from direct river frontage, complete with a decked seating area—perfect for relaxing or entertaining while taking in the tranquil surroundings.

The accommodation is both versatile and well-proportioned. The ground floor offers a welcoming sitting room, a separate dining room / snug ideal for informal living, and a dedicated study providing an excellent work-from-home space. There is a separate boot room / utility which has direct access to the front garden. A family bathroom is also conveniently located on the ground floor. Planning permission has been granted for a single storey extension to the west side of the property including a first floor window, see reference SDNP/25/04097/ HOUS.

Upstairs, the property comprises three bedrooms, including a main bedroom with its own ensuite shower room.

Externally, the setting is a key feature, with its attractive grounds, river frontage, and scenic outlook across the pasture, offering a rare sense of peace and rural charm. The property has potential for small holding / equestrian use.

A unique opportunity to acquire a characterful home in a highly desirable and idyllic location.







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## THE LOCATION

The property is situated down a long driveway of a no-through lane, in the popular hamlet of River Common between the villages of Lodsworth and Tillington, three miles from the town of Petworth. The house is surrounded by glorious, unspoilt countryside, within the South Downs National Park and provides miles of footpaths and bridleways for walking and riding from the door. The mainline station at Haslemere is also within easy reach and provides fast access to London Waterloo.

The towns of Midhurst and Petworth provide most everyday needs, whilst the town of Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and provide more extensive shopping and leisure facilities.

The A3 provides fast access to London, the motorway network and airports. There are excellent recreational facilities in the area, with polo at Cowdray Park, horse and motor racing at Goodwood and Fontwell, golf at Cowdray Park, Pulborough and Liphook and sailing out of Chichester Harbour and other centres along the South Coast.

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## DIRECTIONS

From Midhurst proceed on the A272 towards Petworth. Turn left on the dual carriageway signposted Pitshill / Upperton. Continue for one mile bearing right and onto the T junction. Turn left (Lurgashall) and continue for 0.6 miles, then turn left signed to River Common, (no through road), proceed for just over half a mile. The driveway to Bucks Cottage can be found on the right-hand side.

**what3words:** ///giving.rebounded.spell





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## PROPERTY INFORMATION

**Services:** We have been advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating. None of the services have been tested.

**Fixtures & Fittings:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

**Viewing:** Only by appointment with Jackson-Stops. Tel: 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

**Local Authority:** Chichester District Council

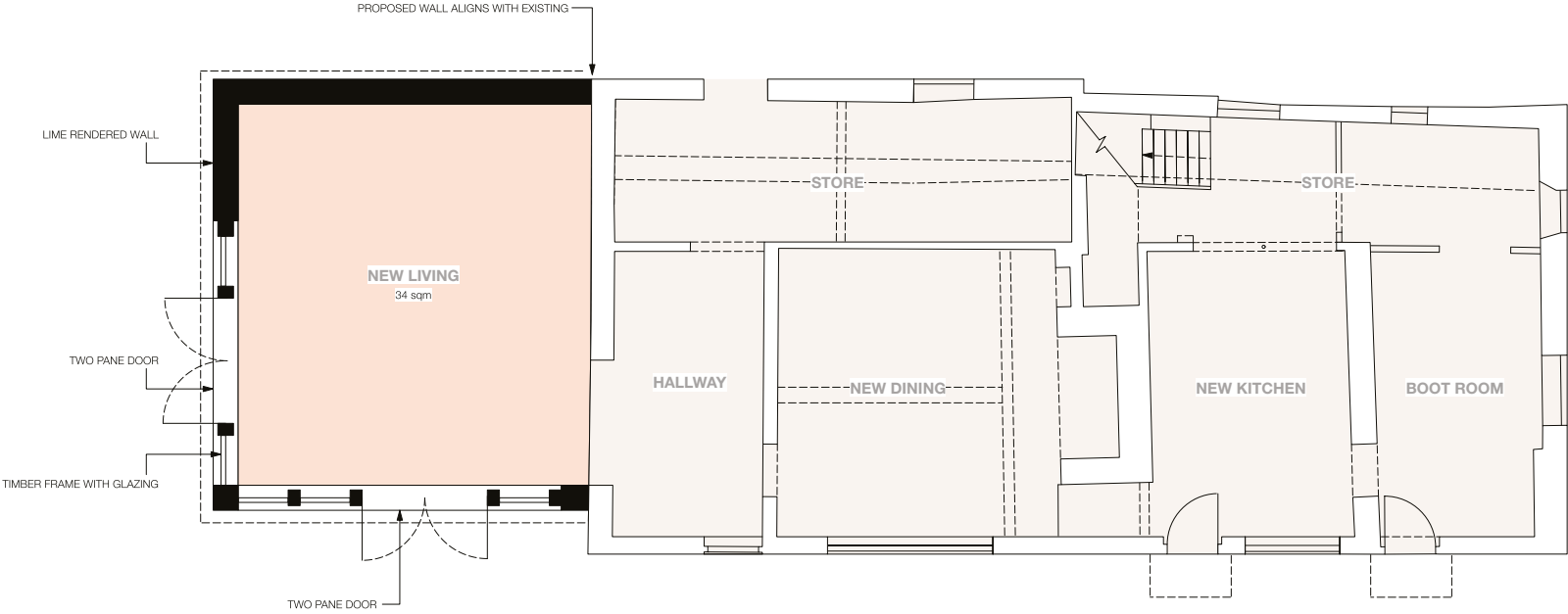
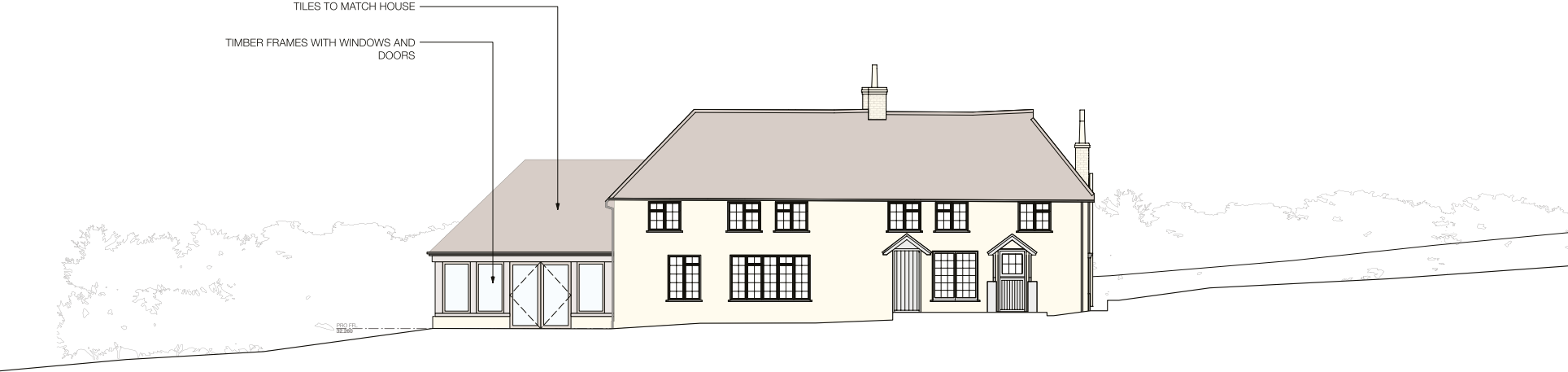
**Council Tax:** Band G

**Tenure:** Freehold

**Photographs:** Taken April 2026.



# PROPOSED PLANS & ELEVATIONS





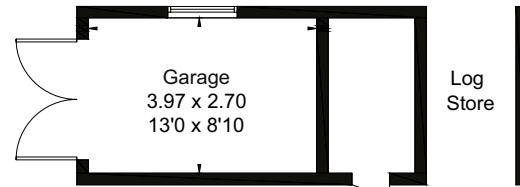
## BUCKS COTTAGE

APPROXIMATE FLOOR AREA = 177.2 SQ M / 1,907 SQ FT (EXCLUDING VOID)

OUTBUILDING = 15.2 SQ M / 164 SQ FT

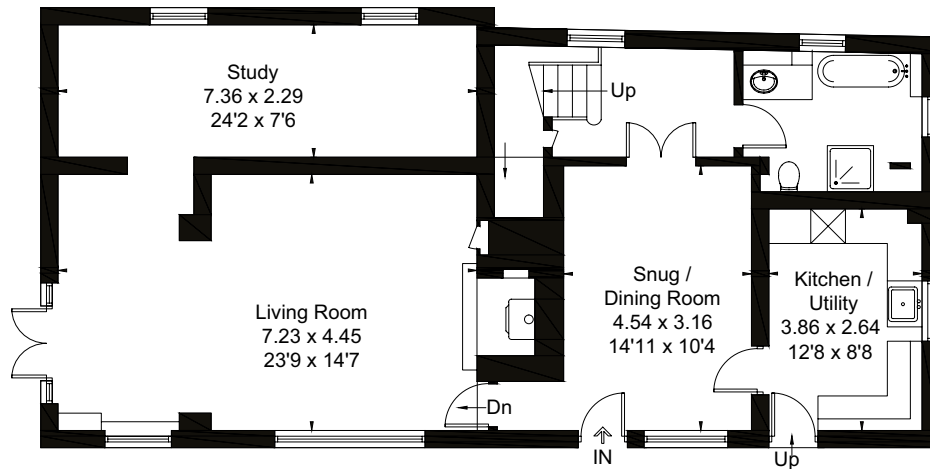
TOTAL = 192.4 SQ M / 2,071 SQ FT

Measured in accordance with RICS guidelines.  
Every attempt is made to ensure accuracy, however  
all measurements are approximate. This floor plan  
is for illustrative purposes only and is not to scale.

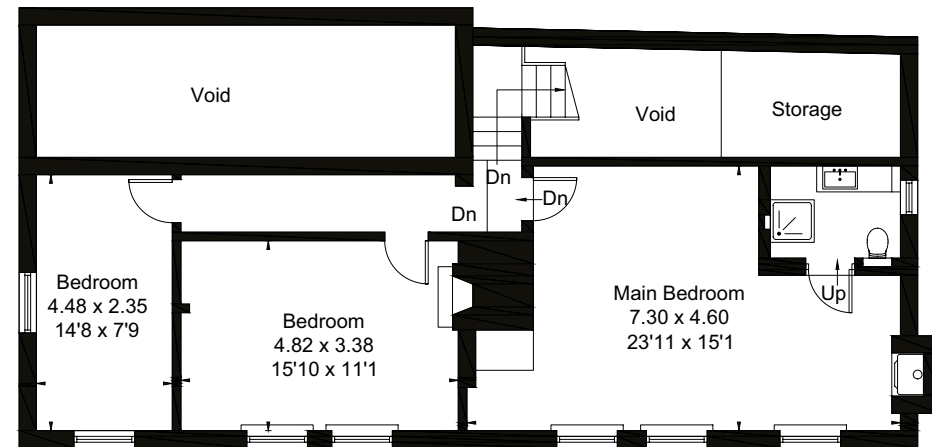


(Not Shown In Actual Location / Orientation)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 35      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 76        |



Ground Floor



First Floor

**Important Notice** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

MIDHURST

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