

The Stone House

Fittleworth

Comyn & James
Town and Country Homes







An elegant and spacious detached 4 bedroom village home in a small and select enclave – well placed for village shop/café, pub, school and walks.

4 | 3 | 2 | EPC D

- 4 Bedrooms & 3 Bathrooms
- Kitchen / Breakfast Room
- Elegant Neutral Decor
- Garage and Parking
- Small Select Enclave
- No Ongoing Chain
- Probate Awaited

Description

Nestling in a small enclave of village homes centred around the old rectory in the conservation area, this striking, detached house offers comfortable accommodation with no ongoing chain. Boasting handsome stone elevations, the property has recently undergone a programme of redecoration ensuring a bright and elegant interior with good room sizes. There are 2 large reception rooms as well as a study area and kitchen breakfast room with 4 double bedrooms (with vaulted ceilings) and 3 bathrooms. Set in a private garden The Stone House is superbly placed for access to local walks, the village shop/café, pub, church and primary school.

The Stone House

Tuper Street, Fittleworth, RH20 1HU

Accommodation

From the parking and garage a paved path leads past The Old Rectory to The Stone House in the corner. Front door to:

Reception Hall: Stairs to first floor with under stairs cupboard housing gas fired boiler, radiator and space for table. Access through to inner hallway and to:

Reception Area / Study: Furthe door to outside, range of book shelving, space for desk, downlights, radiator and telephone point.

Cloakroom: Comprising WC and wash hand basin with deep cupboard.

Dining Room: Delightful square formal dining room with wall lights, radiator and outlook to garden. Potential as family room or reception room.

Kitchen / Breakfast Room: Large entertaining space fitted with a comprehensive range of wall and base units with drawers and glazed display cabinets. Built-in washing machine and dishwasher, built-in fridge and freezer,

Rangemaster Professional range cooker with 5 gas rings and grill, double oven and warming drawer. Further range of units with shelving, excellent range of work tops with 1 and ½ bowl stainless steel sink, stainless steel cooker hood and part tiled walls. Generous space for table and chairs, radiator and downlights.

Inner Hall: Space for console or table, window and built in shelving. Downlights.

Sitting Room: Elegant formal reception room with striking inglenook fireplace with bressummer and flagged hearth featuring a wood burning stove. Dual aspect, doors to garden, 2 radiators, television point and wall light points.

First Floor

Landing: Downlights.

Bedroom : Large main bedroom with built-in wardrobes and storage with space for more units. Dual aspect, light point and door to:

En-suite Shower Room: Corner shower enclosure, WC and wash hand basin. Light point with shaver point, extractor and part tiled.

Bedroom: Double Bedroom with vaulted ceiling, access to loft with ladder, space for wardrobes and radiator.

Bedroom: Double bedroom with vaulted ceiling, radiator and space for wardrobes.

Bedroom: Vaulted ceiling with radiator and space for cupboards (space for twin single beds)

Bathroom: Comprising bath with WC and wash hand basin, radiator, down lights and skeiling. part toiled walls and radiator.

Shower Room: Useful additional shower room with shower enclosure, wash hand basin, and WC. Part tiled, radiator and light and shaver point.

Outside

Garage: Detached timber garage. Parking: By the garage there is parking for the property suitable for 2 cars.

Garden: From the parking a path leads to the house with access vias a side gate to the side and rear garden. The garden features a wide path at the side with well stocked borders and this leads into the main rear formal lawn.

The garden is densely screened for privacy with well stocked beds and 2 specimen trees including Yew and Oak (recently pollarded). The garden leads round to a further area set aside as a large, paved sun terrace. Outside tap.









Situation: The property lies in the conservation area close to the heart of the village within 0.2 miles (5 minutes' walk) of the village store and café, village hall and primary school. Nearby there is the historic village pub, local church, playground and recreation field as well as glorious walks through Hesworth Common.

There are more comprehensive shopping amenities in both Petworth and Pulborough with 2 supermarkets and a mainline station to London (Victoria approx 70 mins) located in Pulborough.

Nearby recreational facilities include football, cricket and golf with racing at Goodwood and Fontwell, sailing at Bosham, Chichester and Itchenor and polo at Cowdray. There are glorious walks through Hesworth Common with many footpaths for a wide range of countryside exploration.

Schools include the local primary school and a range of private schools including Dorset House and Seaford College.

Flood Risk*: According to Gov.uk flood risk there is a very low risk of flooding or surface water and it is outside an alert designated area for ground water.*

Broadband*: According to Ofcom website checker there is standard and superfast fibre to cabinet up to76mbps*

Mobile Phone*: According to Ofcom website checker there is good outdoor coverage for EE and Vodafone and good outdoor and variable indoor for O2 and Three.*

Covenants*: Please inquire with the agents if you have any specific questions on anything that might affect a decision to purchase.*

Note*: The property is in a conservation area and is in The South Downs National Park.*

Cj 16/9/26







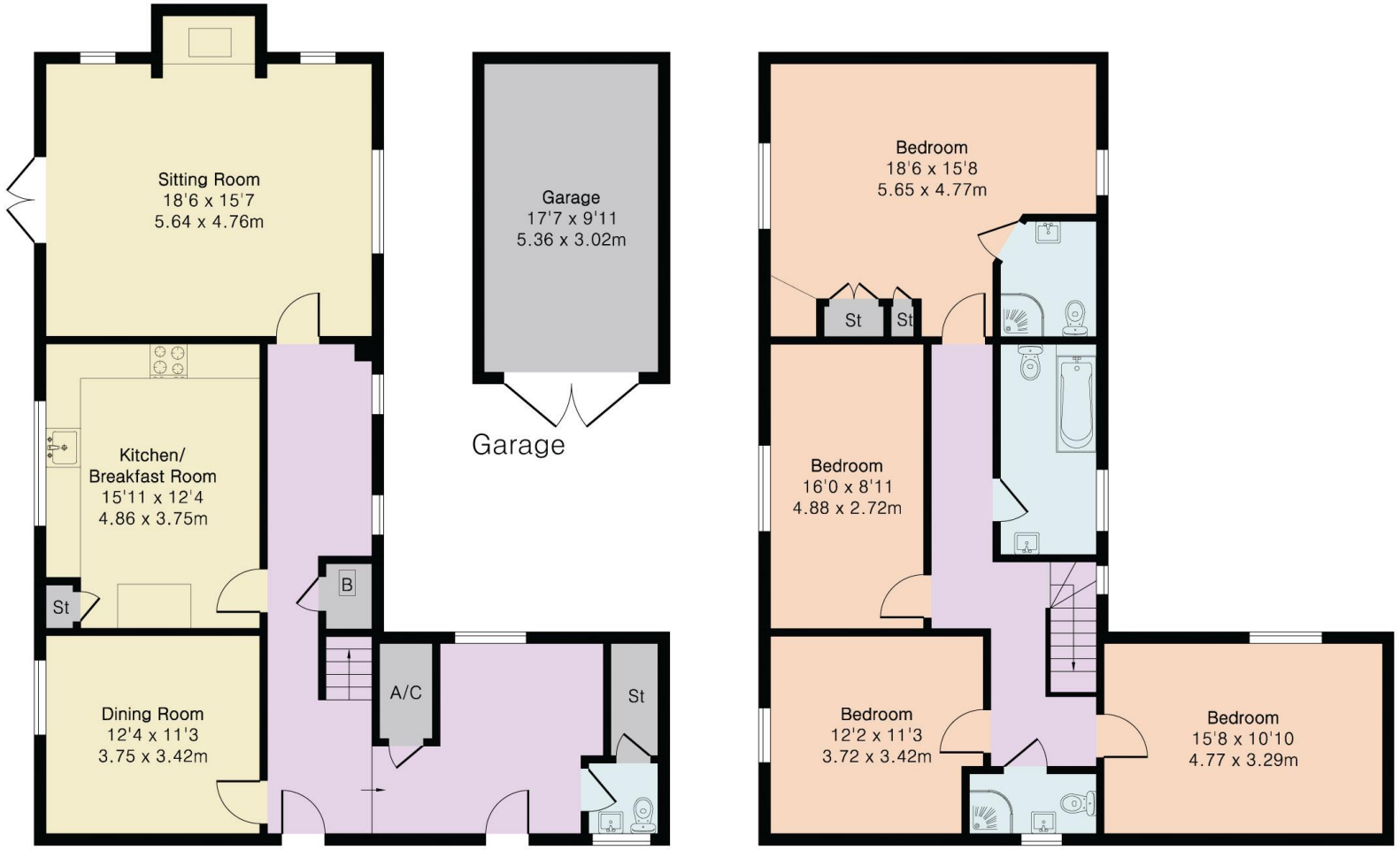


Approximate Gross Internal Area 1994 sq ft - 185 sq m
(Excluding Garage)

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 990 sq ft – 92 sq m

Garage Area 172 sq ft – 16 sq m



Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

General

Services

Mains water, electricity and drainage. Gas fired heating.

Local Authority

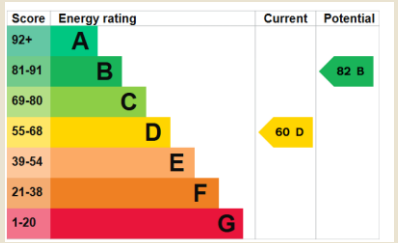
Chichester District council

Council Tax

Tax Band F £3,553.34

Tenure

£875,000 Freehold



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