



Norfolk Cottage

The Street, Patching Village, West Sussex

Clarke &
Charlesworth
INDEPENDENT
ESTATE AGENTS

Norfolk Cottage

134 The Street, Patching Village

West Sussex BN13 3XF

The Location

Approached by country lanes from the sweeping Downs scenery off Long Furlong, the ancient village of Patching stands high on the slopes of the South Downs, amidst farmland and woodland, protected within the boundaries of the National Park. The village carries no through traffic; its cottages and houses largely hidden by flint walls and hedges, giving a timeless air. Within walking distance are two popular village pubs: The Fox and The World's End, and there are wonderful walking trails through Patching Woods and the Downs. The picturesque 13th century Church of St John The Divine is just at the end of the lane.

The English Seaside town of Worthing is also accessible with its Victoria theatre, Art Deco pier; and one of Britain's oldest cinemas. Sainsbury's & Tesco superstores can be found off the A27 at Holmbush and rail services are available from Goring-by Sea station, as well as Arundel, Angmering and Shoreham stations. Schools include Windlesham House School, Lancing College, Christ's Hospital and Hurstpierpoint. Steyning Grammar School has an Ofsted Outstanding rating.

Leisure pursuits include private flying at Shoreham Airport, golf (Ham Manor and Worthing courses) and Polo to the north at Midhurst. Glorious Goodwood hosts horse racing as well as the Festival of Speed and Revival motorsport events; and there is sailing from Chichester & Littlehampton harbours. South Coast beaches at Goring-by-Sea and Climping are accessible.

For shopping and entertainment, Chichester, Guildford, Horsham, & Brighton all feature the big High Street names as well as providing theatre, cultural and entertainment events when social distancing allows.

Patching Village

Patching is a vibrant village community, holding regular events such as the Flower Show at the Village Hall and Christmas carol concerts at the 13th century church. Within a mile are Patching's two pub/restaurants: The Fox and The World's End and scenic walks and horse riding are immediately available in countryside around the village, via footpaths and bridleways. About 2 miles south is the pretty village of Angmering, which has local shopping facilities, schools (both primary & secondary), a church and public houses as well as a railway station. The village shop and café in neighbouring Clapham hosts regular events and coffee mornings. A drive along Long Furlong to the north takes you to pretty Findon village (about 3.5 miles) with its traditional shops, inns & restaurants. Historic Arundel town is some 5 miles to the west, known for its mediaeval Castle, eclectic shops and restaurants, as well as riverside walks along the banks of the tidal Arun River.

Norfolk Cottage

As its name indicates, Norfolk Cottage was once part of the Duke of Norfolk's Estate; high on the South Downs extending out from the family seat spanning 1000 years at Arundel Castle.

This delightful Grade II Listed detached cottage dates back to the 17th century and with elevations in mellow brick & timbers, sits beneath a thatched roof with characteristic eyebrow windows. The interior is very practical and easy to live in; and with more space than you might think. A generous sitting room and study runs from front to rear with light entering from both ends; it also has a deep inglenook fireplace. The exposed brick and Shaker panelled dining room has a New England air to it; and opens directly onto the terrace & gardens. The kitchen has an AGA; and oak floors are featured in the main reception rooms and the hall (with an oak staircase too). On the first floor, the principle bedroom has a high, vaulted ceiling with exposed timbers and an en-suite shower room. There are two other first floor bedrooms. Heating is by oil - there is no mains gas in the village.

A sizeable oak-framed separate building provides a home office/den behind the barn-style garage (for one larger and one medium-size car). There is also a log store and further garden store.

From the lane, a wide five-bar gate opens into a stone and brick banded private drive area with off road-parking for several cars in front of the garage. Similar sun terracing adjoins the house, with a winding pathway leading through profuse and colourfully stocked borders to gently undulating lawns beyond. Numerous trees add colour and texture, including two mature olives. On one side is a raised deck, perfect for outside dining and barbeques. At the top (east) there is a fine hard tennis court.

A lovely private garden - equally suited to a family with children, or a couple seeking seclusion, with the benefit of their own tennis court.

In all, probably approaching 0.5 acre.

We would like to tell you more, but why not experience the true feeling and charm of Norfolk Cottage first hand? Just call us to arrange your private viewing.

Price Guide: £775,000 Freehold

A historic Grade II Listed detached cottage enjoying lovely gardens and a Hard Tennis Court
Picturesque Downland village setting with no through traffic



An enchanting and entirely practical Grade II Listed detached period cottage | In the heart of the picturesque village | Lovely, informal 0.5 acre gardens with a fine Hard Tennis Court
Light oak Entrance Hall & Staircase | Ground floor Cloakroom
Fine double-aspect through Sitting Room and Study | New England-style Dining Room opening onto the gardens | Kitchen with AGA
Vaulted Principle Bedroom upstairs with En-Suite Shower Room | 2 Further first floor Bedrooms | Family Bathroom |
Detached Oak-Framed Den/Home Office | Barn-style Garage | Gated drive & parking for several cars | Log Store & further Garden Shed
Hard Tennis Court | Beautiful informal gardens, in all probably approaching 0.5 Acre
EPC not applicable | Available as a No-Chain sale |

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Village & Country Homes in West Sussex

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Directions

From Arundel travel east on the A27 for about 4 miles, turning left onto a slip road signposted Patching only. Turn right at the T-junction and pass the public house on your left hand side. Continue for about 1/2 a mile or so and turn left into The Street towards the church. Follow the lane into the heart of the village and Norfolk Cottage is on the right hand side, beyond Coldharbour Lane.

Viewing

Strictly by appointment with the sole agents 01903 74 12 12 or property@clarkeandcharlesworth.com

How to find us

In Storrington, turn into Church Street from the High Street opposite the Post Office and we are 50 yards along on the right, near Number Thirteen Thai restaurant. 20 minute free parking is usually available in front of our office.

- Nearest train stations Goring- by-Sea 2.3 miles, Angmering 2.6 miles, Durrington 2.9 miles
- Trains to Brighton, Chichester and to Horsham/Gatwick/London Victoria
- Horsham & Worthing 10 miles, access to the A24 in about 1.5 miles
- Chichester & Brighton 17 & 18 miles, Worthing 6 miles
- London Gatwick Airport about 50 minutes by car



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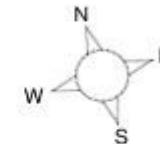


GOLD WINNER

ESTATE AGENT IN
STORRINGTON
& PULBOROUGH



The Street Norfolk Cottage, Patching
Main House internal area 1,270 sq ft (118 sq m)
Garage internal area 233 sq ft (22 sq m)
Games Room internal area 197 sq ft (18 sq m)
 Quoted Area Excludes 'External Log Store'



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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