



Robins

CHURCH LANE | LODSWORTH | GU28 9DE

Wilson | Hill

Main Bedroom with En Suite Shower Room | 3 Further Bedrooms | Family Bathroom | Family Shower Room | Kitchen | Sitting Room | Dining Room | Conservatory
Entrance Lobby & Hallway | Integral Garage | Driveway Parking | Wrap Around Garden

Midhurst 4 miles, Petworth 4 miles, Chichester 12 miles, Guildford 30 miles, London 52 miles



| The Property

A deceptively spacious bungalow with huge potential, surrounded by its garden located off a quiet lane in the popular village of Lodsworth. All the rooms enjoy views of the garden which has been lovingly tended over the years. Currently the accommodation consists of a large

sitting room with open fireplace, dining room, office, kitchen and conservatory to the right hand side of the entrance hall and the four bedrooms and three bathrooms to the left of the hall. An integrated garage provides options to extend the property if required.



| Location

Lodsworth benefits from an award-winning village shop, a well-regarded pub, a village hall and recreation grounds providing plenty of community activities. Midhurst and Petworth are both 4 miles away offering a wider range of amenities including schools. More extensive shopping facilities can be found at Haslemere (8 miles), Petersfield, (14 miles) and Chichester (16 miles).



| Outside

Approached up a concrete drive leading to the parking area and garage from which a path leads up to the front door. The garden is shielded from the lane by hedging and mature borders, shrubs and trees which also provide all year colour and interest. There is a productive vegetable garden, fruit trees as well as a useful greenhouse.





Approximate Area = 186.9 sq m / 2012 sq ft (Including Garage)
Including Limited Use Area (1.3 sq m / 14 sq ft)

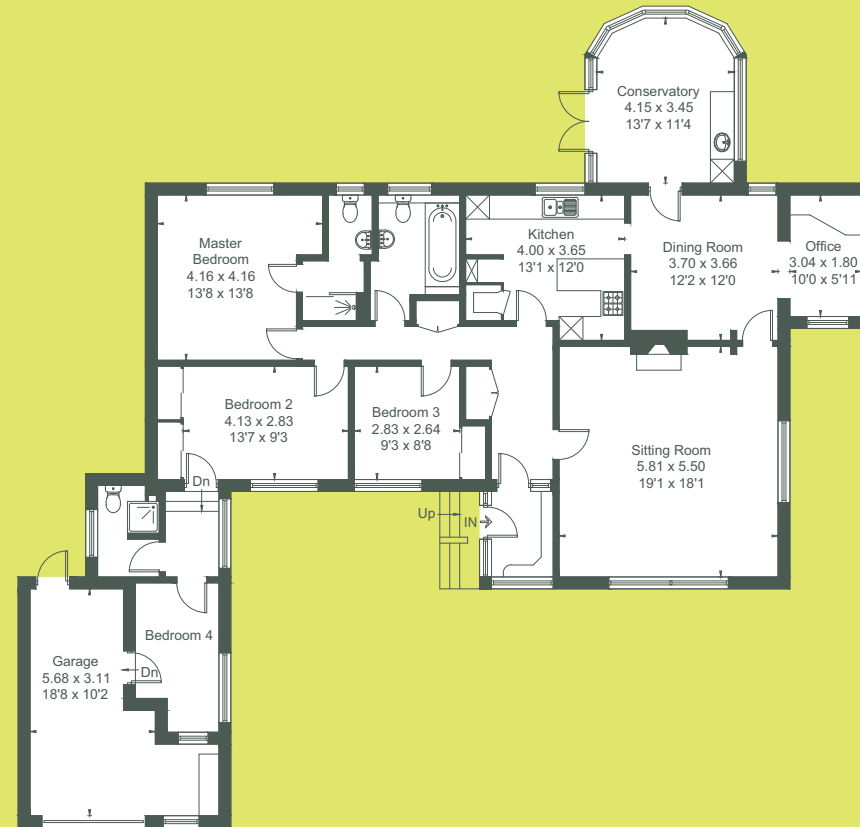
Directions to GU28 9DE

Follow the A272 east from Midhurst towards Petworth and turn left to Lodsworth just before the Halfway Bridge. In Lodsworth take the first right down Church Lane and after about 100 metres turn right and the drive to Robins is the first right.



Details and photographs dated June 2023

Viewing strictly by appointment



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 319081

Services: Mains water, electricity and drainage. Oil fired central heating

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band G. **EPC:** E39.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

