

# SELHAM ROAD



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PETWORTH, SUSSEX, GU28 0PL

Lodsmill Cottage dates from the 17th Century, having been beautifully refurbished to the highest standard with much attention to detail and overlooking the River Rother from an elevated position offering three bedroom, 2 bathrooms and beautiful gardens.

Available: 30th September 2024

£2,600 PCM (Per Calendar Month)

House - Detached, 3 Bedroom, 2 Bathroom, 1 Reception, Furnished

## Key Features

- 3 bedroom fully furnished cottage
- On the banks of the River Rother
- Drawing room with open fire
- Beautiful gardens
- Off road parking
- Rural location





## THE PROPERTY

Lod's Mill Cottage is believed to have been the original mill house, with views over the river and water meadows. This stone cottage nestles in the country lanes of Selham, minutes drive from Midhurst and Petworth. Approached by electric gates and a gravel driveway, the cottage is full of immense charm and character offering peace and tranquility.



## Accommodation

Utility room with fitted units, including washing machine and separate tumble dryer. Door to terrace and garden.

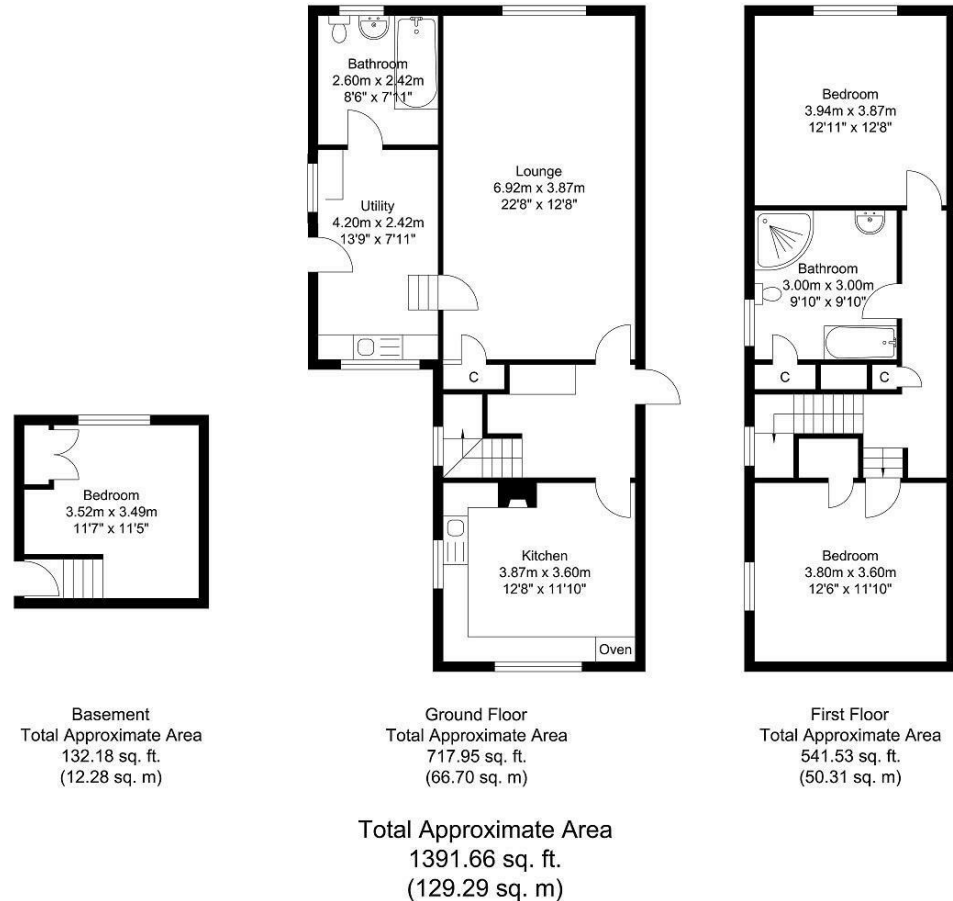
WC cloakroom and wet room.

Steps down to the basement double bedroom, with a fitted wardrobe. Ground floor level, triple aspect sitting room with open fire. Cream shaker style kitchen with Amtico style flooring, fully fitted with appliances.

Stairwell and landing to the first double bedroom. Bathroom, with separate bath and shower cubicle. Further double bedroom with views over to the river.

Outside; Electric gates to gravel driveway offering ample parking. Summer house. Gardens overlooking the river. Rental to include landlord's gardener.

EPC - E  
Council Tax Band F  
Regret no children or pets  
No smoking  
Private drainage  
Oil fired central heating



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