



HAYLAND COTTAGE



HAYLAND COTTAGE

Haylands Farm
Graffham
West Sussex
GU28 0NU

To let - £1,550 pcm - Unfurnished
(Water supply & drainage included in the rent)

Available immediately

Sitting room with fireplace
Kitchen/dining room
Double bedroom with ensuite shower room
Second double bedroom with en suite bathroom
Private patio garden • Allocated parking
Outstanding downland views

DESCRIPTION

Hayland Cottage is a delightful two bedroom country property with well-presented and spacious accommodation. There is a large fitted kitchen/dining room, a south facing sitting room with fireplace and double-glazed doors opening into the garden, 2 double bedrooms, one with an en suite shower and the other with an en suite bathroom. Outside, a private garden is mainly terraced with an area of lawn and with lovely, rural, south facing views.

LOCATION AND AMENITIES

Hayland Cottage is located in the most fantastic, quiet, private, rural setting right at the foot of the South Downs, at the end of a farm track, in a tiny hamlet known as Woodcote, close to the very popular and much sought after village of Graffham with its church, village shop and village pub. The historic town of Petworth, with its excellent range of local shops for everyday needs, is about 5 miles to the north/east and the popular town of Midhurst about 5 miles to the north-west. The City of Chichester (13 miles) provides a broader choice with all the major supermarkets. In addition, there is horseracing, golf and motor racing at Goodwood (5 miles). Pulborough mainline station (10 miles) with a service to Gatwick, London Bridge and Victoria (70 mins), alternatively Haslemere Station (13 miles) has a fast service to Waterloo (57 mins).





TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy.

TENANCY APPLICATIONS & HOLDING FEE

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Fee (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include financial and personal references and reference from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the termination of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

PETS

Pets will only be allowed with the landlord's specific written permission.

SERVICES

Mains water and electricity. Oil fired central heating with radiators. Private drainage. **NB Water and drainage charges are included in the rent.**

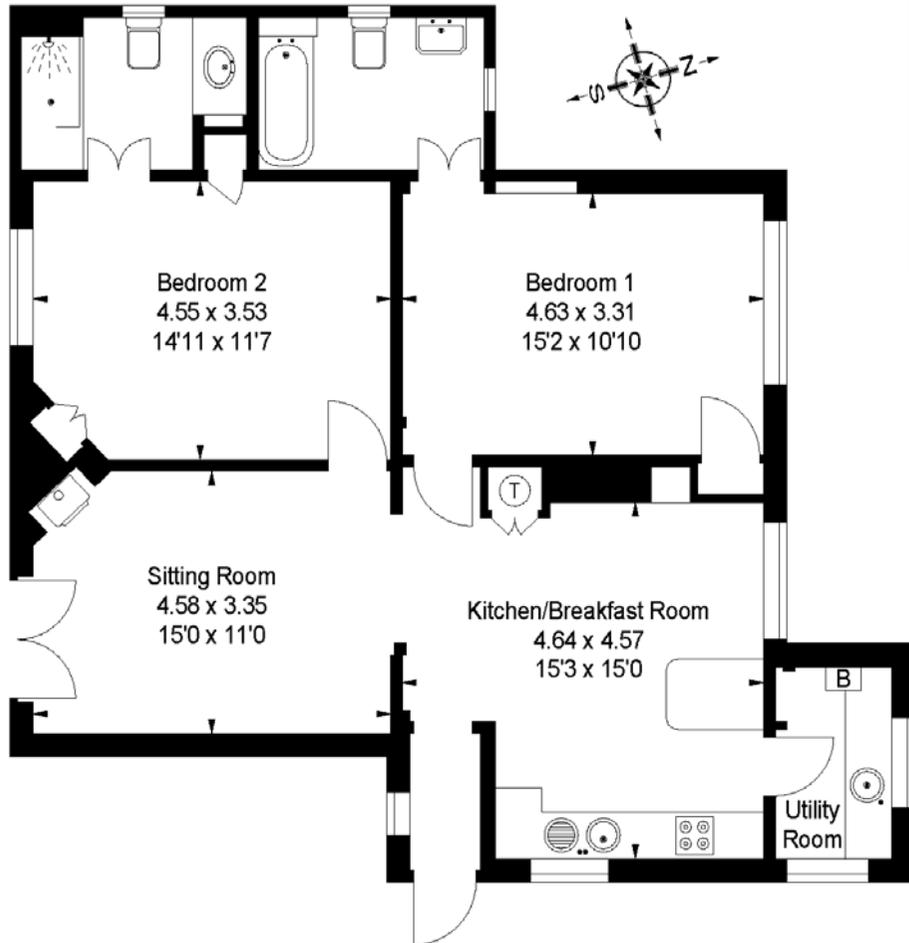
OUTGOINGS, FEES & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Chichester District Council (£1679.07 for 2019/20 - Band D), Utilities, Communication



Hayland Cottage, Graffham

Approximate Gross Internal Area = 90 sq m / 968 sq ft



This plan is for layout guidance only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

DIRECTIONS

From Petworth head south on A285 and after about 2 miles turn right, signposted Graffham. Continue along the lane for about a mile and turn left, signposted Graffham. Once in the village drive past the Village Hall, down the hill then turn right, signposted Heyshott and Midhurst. Drive past The White Horse pub and then turn left on a sharp right-hand bend with a small red post box. Continue through the farm and then along a long tarmac lane to Haylands Farm. At the end of the lane Hayland Cottage will be found on the right-hand side.

VIEWING

Strictly by appointment with the letting agent
RH & RW Clutton - 01798 344554



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property.
 Property particulars updated January 2020

rightmove

onTheMarket.com



01798 344554

www.rhrwclutton.com

New Street | Petworth | West Sussex GU28 0AS