



# Oak Cottage

Kirdford, West Sussex, RH14 0LX

Batcheller  
Monkhouse

Our Corner of England



# OAK COTTAGE

A charming semi-detached cottage with secluded gardens and well presented accommodation, situated in the picturesque village of Kirdford.

## Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Rear Lobby
- Boot/Coat Storage Room

## First Floor

- Bright Landing
- 2 Double Bedrooms
- Bath/Shower Room

## Outside

- Driveway
- Garage
- Front and Rear Gardens



## DESCRIPTION

Oak Cottage is a delightful home believed to have been constructed in the 1930s retaining some features of its era such as an open fireplace in the sitting room, leaded light windows and original internal doors. The property is offered in good order and located in the heart of this quintessential village within walking distance of two public houses, parish church and the popular Kirdford Village Stores. The main features of the property include:

- **Entrance Hall** with stairs to the first floor.
- **Sitting Room** with leaded light windows to front aspect and feature open fireplace with stone surround and tiled hearth. Deep understairs storage cupboard.
- **Kitchen/Breakfast Room** Fitted with an attractive range of wall and base units with ample work surfaces over, space and plumbing for appliances, space for cooker, sink unit, space for dining table and chairs. Leaded light rear aspect window and French doors leading to the garden
- **Rear Lobby** with personal door to garage and door to:
- **Boot/Coat Storage Room** with window to side aspect. **N.B.** This room was formerly a cloakroom and could be reinstated if required.
- **First Floor** bright landing with tall leaded light window to side aspect.
- **Principal Bedroom** with leaded light window to front aspect. Deep built-in storage cupboard.
- **Double Bedroom 2** with leaded light window to rear aspect and built-in storage cupboard.
- **Family Bathroom** White suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level w.c. leaded light frosted window and built-in airing cupboard.



## OUTSIDE

To the front the property is approached by its own driveway providing parking for 2-3 vehicles, and a well enclosed lawned area of garden. There is a single garage with up and over door, door to rear garden and personal door to rear lobby. A side access leads to the attractive secluded rear garden which is partly gravelled and partly lawned, enclosed with panelled fencing providing a good degree of privacy.

## AMENITIES

**Local:** Kirdford village has a thriving community with two popular village pubs, parish church and a village store.





**Towns:** For more comprehensive amenities and shops the historic town of Petworth is about 5.5 miles, Billingshurst about 5.4 miles and Haslemere about 11.2 miles.

**Transport:** Mainline train services to London Waterloo at Haslemere and London Victoria at Billingshurst. Road access via the A283 leading to the A3 to Guildford and London.

**Schools:** Plaistow and Kirdford Primary School, Loxwood Primary School, Little Acorns Pre-School, Billingshurst Primary School and The Weald Secondary Community School and Sixth Form.

**Leisure:** Kirdford Cricket Club and Kirdford Players Amateur Dramatics Society, playing field with pavilion and tennis court. South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

## DIRECTIONS

From Billingshurst, proceed west on the A272 towards Petworth and upon reaching Wisborough Green, turn right immediately before the village green and first left towards Kirdford. Proceed for approximately 2.5 miles and turn right to the centre of the village. The property will be found after a short distance on the right hand side.

**What3Words:** ///registry.binds.mooring

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY. Telephone: 01243 785166. Website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Services (not checked or tested):** Mains water, electricity and drainage. Oil fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number: WSX140574.

**EPC:** EPC rating E

**Council Tax:** Band E

**GUIDE PRICE £400,000 - £450,000**

## Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Battle  
01424 775577  
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01444 453181  
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Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

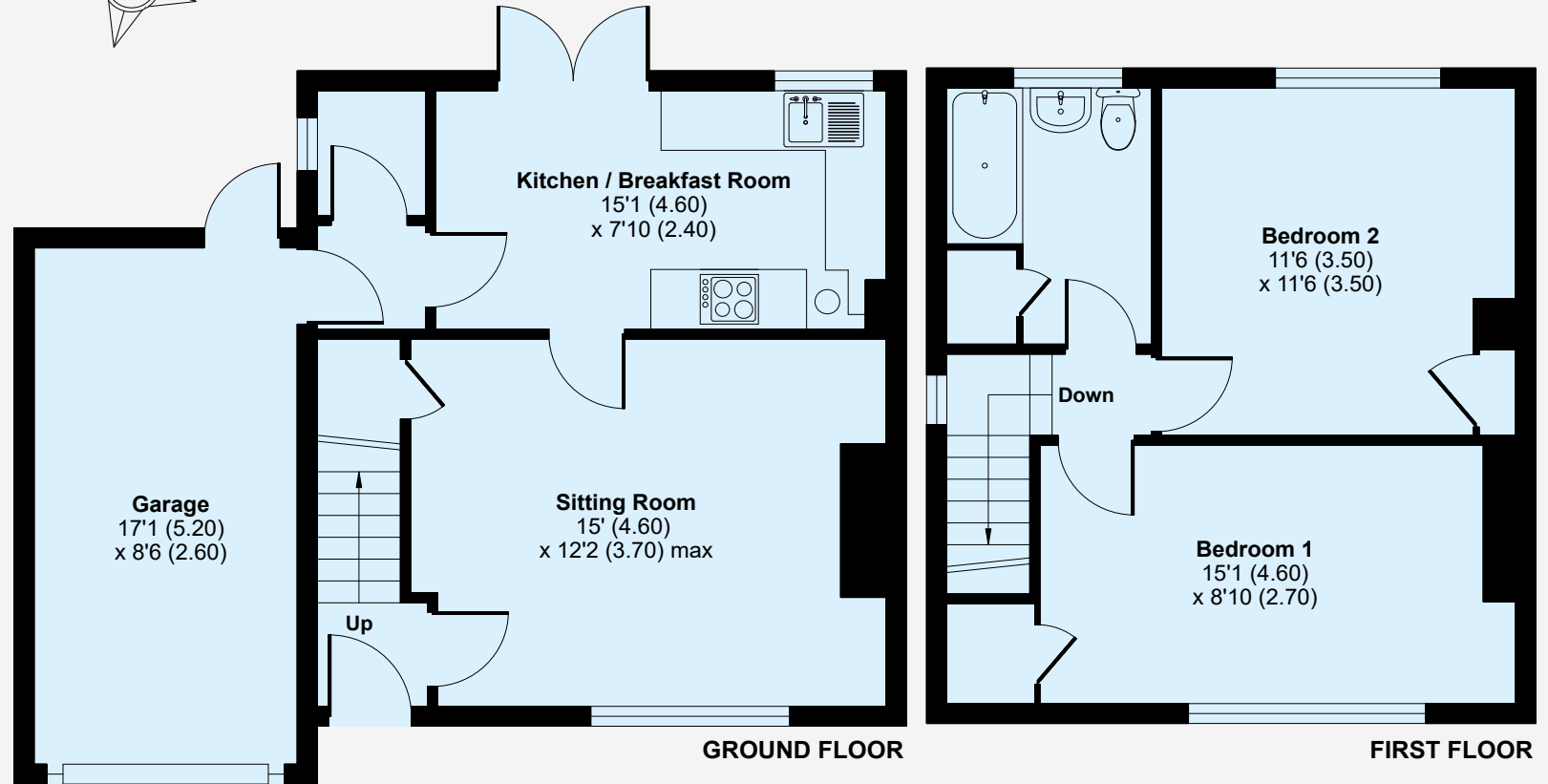
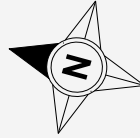
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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

# Oak Cottage, Kirdford, Billingshurst, RH14 0LX

Approximate Area = 750 sq ft / 69.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Batcheller Monkhouse. REF: 1236529