Penfolds,
Property People.

Balls Cross, Petworth.

£650,000 Freehold



Penfolds,
Specification.

A charming Victorian period cottage in the heart of the hamlet of Balls Cross, with far reaching views across the Leconfield Estate from the rear garden. The three bedroom accommodation, and loft room, combines period character with a stylish, neutral palette that creates a light and spacious feel. A sitting room with log burning stove provides a cosy retreat, while the open plan kitchen, dining and family room, with a second log burner and doors opening onto the garden, offers a sociable and very practical space for family life. A good sized utility room is ideal for muddy boots and wet dogs after exploring the stunning countryside walks from the doorstep. Outside, the pretty garden provides plenty of space for children to play and for entertaining, with a wonderful outlook across the fields as the sun sets.

- Pretty Victorian cottage in heart of Balls Cross
- Three bedrooms and loft room
- Garden with uninterrupted views over fields
- Sitting room with log burner
- Kitchen, dining, family room with log burner
- Cloakroom and Utility room
- Beautiful walks from the doorstep and short stroll to village pub
- Mains water, electricity, private drainage & LPG central heating
- Right of access and private parking over adjoining driveway
- EPC: E Chichester District Council Tax band F



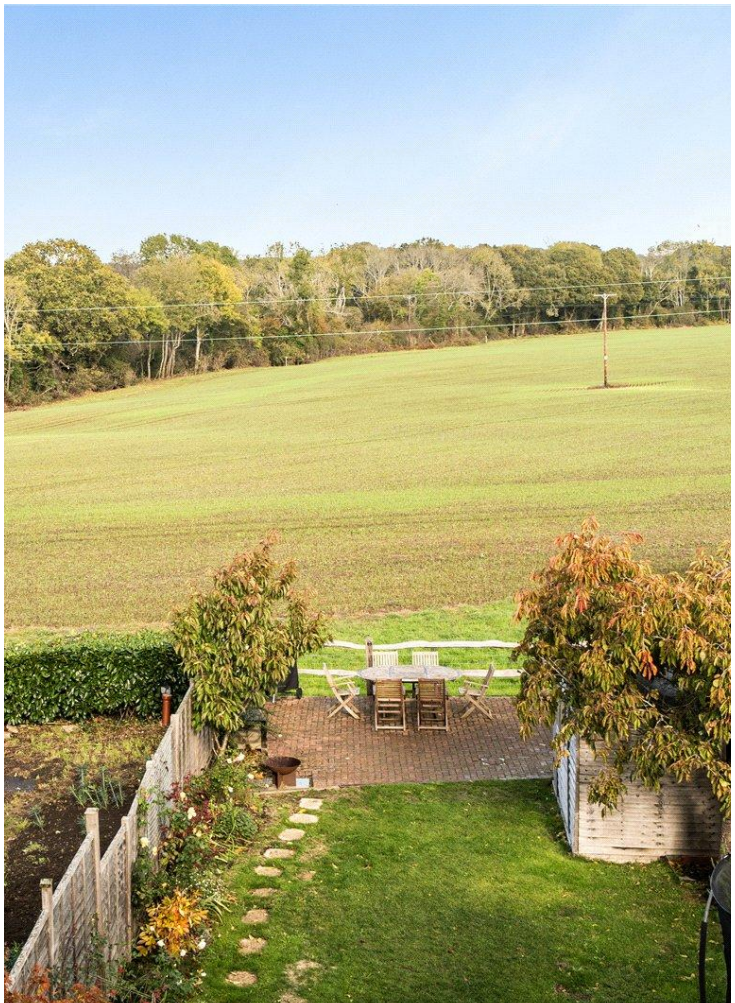














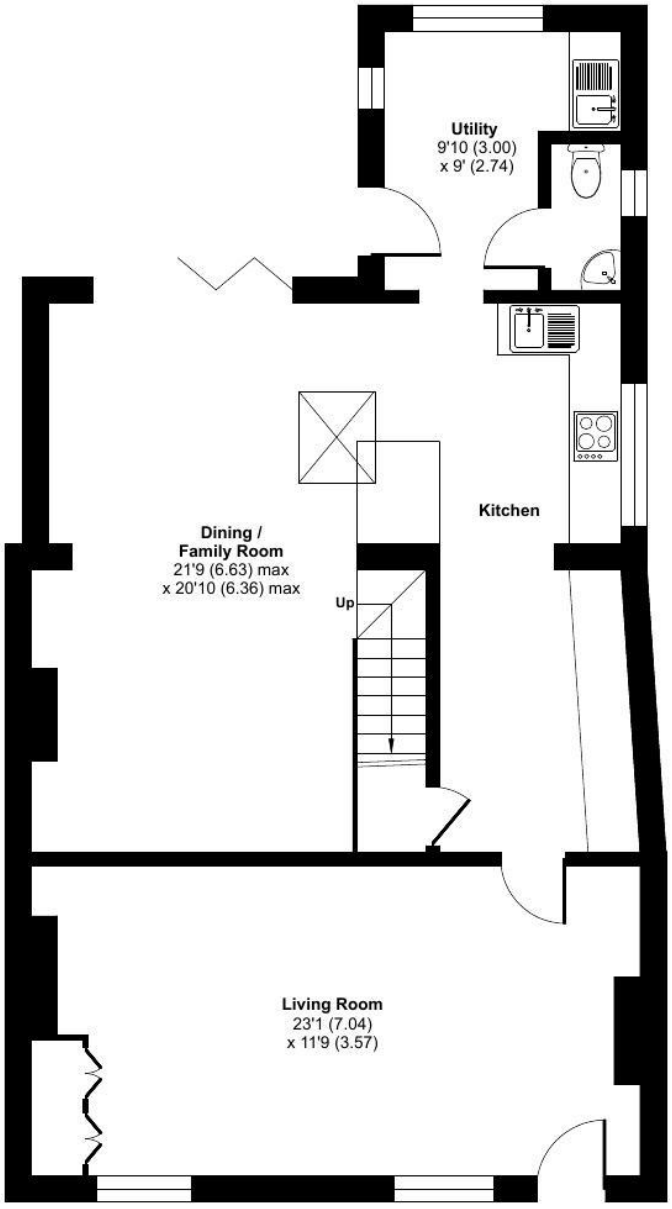


"Balls Cross is a lovely hamlet just north of Petworth. The Old Post Office has been a wonderful home for our family, we love being able to walk straight out of the door into the countryside, Ebernoe nature reserve is great for exploring and the popular Stag Inn is within a stone's throw of the front door. There is a great community within Balls Cross and neighbouring Ebernoe where everyone is friendly and welcoming."

The owners

01403 289414
enquiries@penfoldsestateagents.co.uk

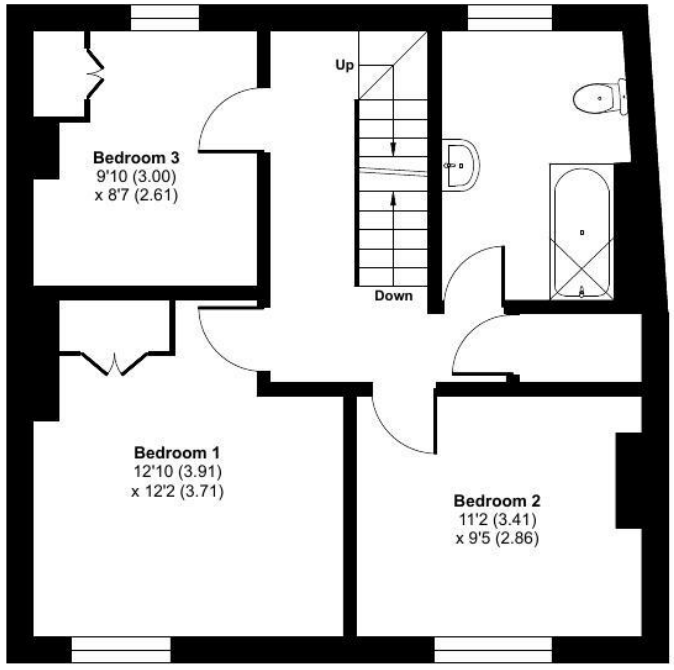
Approximate Area = 1529 sq ft / 142 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1645 sq ft / 152.7 sq m
For identification only - Not to scale



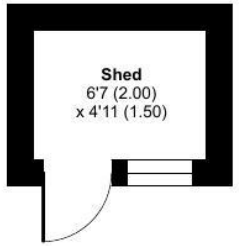
GROUND FLOOR

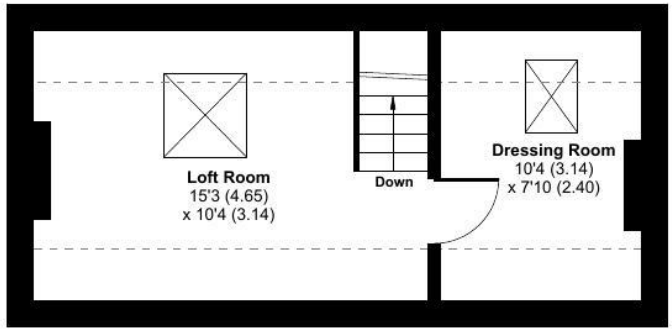
Denotes restricted head height





FIRST FLOOR





SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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