



The Stowe, Amberley

A charming and spacious detached Grade II listed cottage within the National Park and with views towards the South Downs



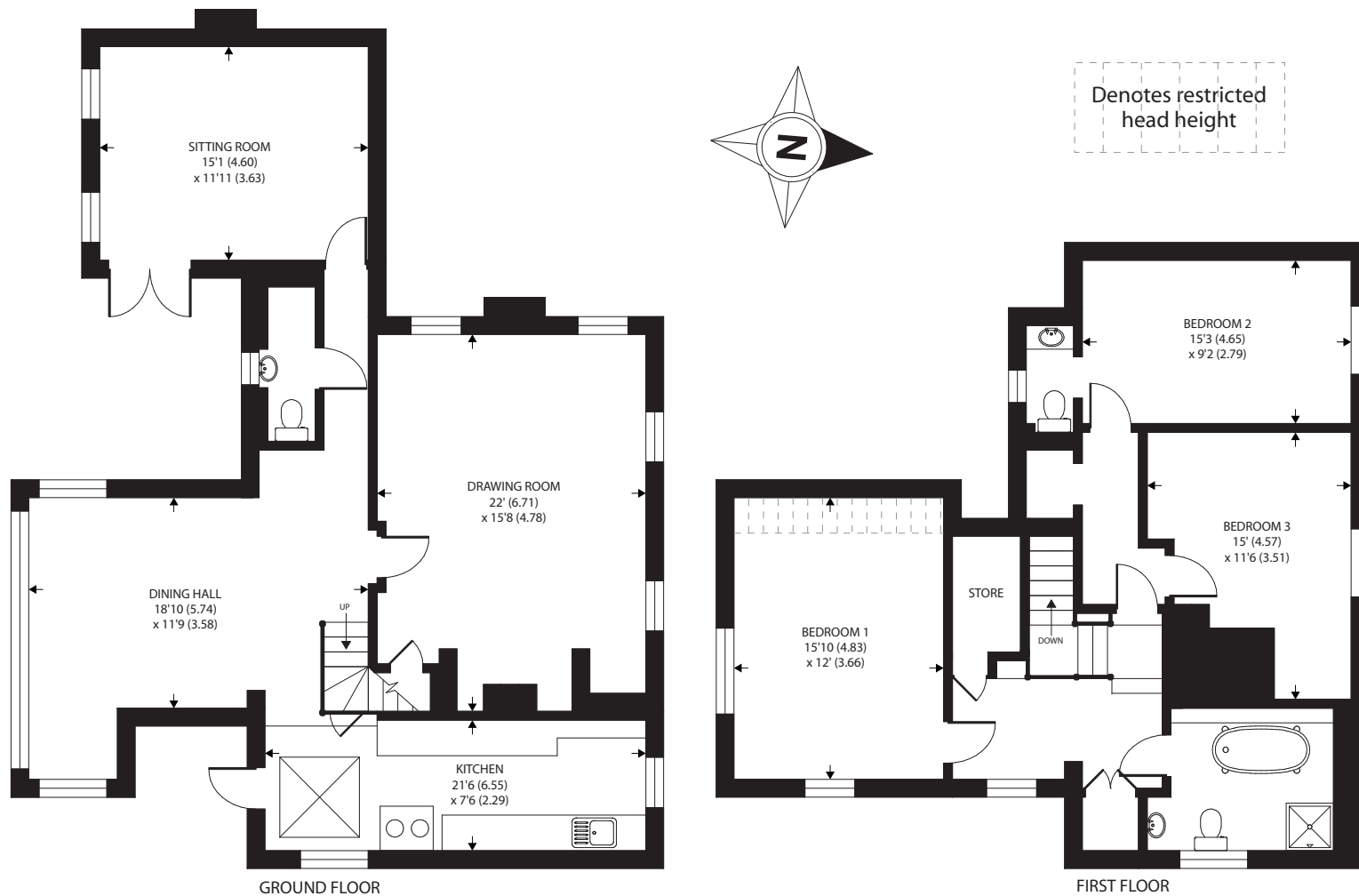
- ▶ Within the South Downs National Park
- ▶ Recently replaced kitchen and bathroom
- ▶ Charming detached period cottage
- ▶ Three double bedrooms
- ▶ Prestigious village location
- ▶ Exposed beams to walls and ceilings
- ▶ Electric Aga
- ▶ Cellar
- ▶ Oil fired central heating

Sitting in an elevated position within a conservation area in the heart of this attractive downland village, The Stowe is a surprisingly spacious detached period cottage being sold with the advantage of no on going chain. Having undergone a considerable amount of renovation by the present owners including exposing some of the original stone walls and wooden beams within the property, the cottage has also been rewired the old kitchen was removed and a beautiful new National Trust oak kitchen fitted which includes a plum coloured electric Aga, whilst on the first floor a new bathroom suite includes both a large shower and a double ended bath.

Attention has been paid to restoring the original features with beams previously covered up now exposed and ceilings raised to create vaulted areas which, on the landing especially adds a dramatic touch as the brick chimney breast soars up to the roof.

The list goes on of work carried out both inside and to the gardens, yet there is more that can be done to further enhance the already lovely accommodation. There are quite likely to be some of the original details and structure still hidden from view, so this is a rare opportunity to acquire a listed cottage bursting with character with the opportunity to restore and renovate further if you wish to create a character home with the finish and specification of your choice.





The Stowe, East Street

APPROX. GROSS INTERNAL FLOOR AREA 1810 SQ FT 168.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside and Location

The Stowe has a front garden laid as a rockery and set behind a small brick retaining wall with steps leading to the original front door which is no longer in use. A further set of steps provide access to the house via a side courtyard area, which in turn leads to a rear patio with the remainder of the garden lawned stretching south and including a selection of specimen trees and shrubs. Towards the end of the garden there is a summer house and shed with an outlook across paddocks to the South Downs beyond.

Please note there is no parking with The Stowe but there is ample unrestricted parking on the road in front of the property.

Amberley is a highly desirable West Sussex village, which benefits from a local community shop, two pubs (The Black Horse is currently closed and undergoing refurbishment) and The Sportsman as well as Amberley First School. From here the South Downs Way is visible and there are many country walks to be enjoyed in the area as well as other outdoor pursuits. Amberley has the attraction of Amberley Castle, a privately owned hotel and restaurant renowned for its high quality. Finally, Amberley Station, approximately one mile away, is on the London Victoria line. For more extensive shopping, banking and leisure facilities, Storrington lies just four miles away and Chichester is 13 miles away.

Directions

Leave Storrington on the B2139 Amberley road, and continue along this road until you enter the 40 mph restricted zone. Turn right, signposted Amberley, continue past the school and the Black Horse pub, where the road turns to the right and The Stowe will be found after a short distance on the right hand side.

Agents Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the Vendor is a related to a member of staff of Henry Adams LLP.

21st August 2017

