





Punchbowl Green Cottage, Madehurst

4,160 sqft residence with equestrian facilities, wooded area and views of the South Downs



- ▶ **Predominately Single Storey Residence**
- ▶ **Equestrian Facilities**
- ▶ **Indoor Swimming Pool**
- ▶ **Triple Car Barn**
- ▶ **No Forward Chain**
- ▶ **Paddocks Measuring Approximately 2.3 Acres**
- ▶ **Grounds Of Approximately 11.9 Acres**
- ▶ **Flexible Accommodation**
- ▶ **Superb Location**

Punchbowl Green Cottage is a unique and predominantly single storey residence with paddocks, stables and grounds measuring approximately 11.9 acres. Set on the edge of the desirable hamlet of Madehurst and with a stunning outlook of the South Downs, properties such as this rarely come to the market.

The property is approached via a long drive. It is thoughtfully laid out with the spacious living accommodation benefitting from the southerly aspect and views. It includes a generous entrance hall, large main reception room with a vaulted ceiling and open fireplace, dining room with vaulted ceiling, kitchen/breakfast room and a family room off it. In addition, there is a study and utility room. There are up to five well proportioned bedrooms including a superb master bedroom with en suite bathroom, second bedroom with a Jack and Jill en suite shower room, a further family bathroom and shower room. Accessed from the inner courtyard, and a hidden door from the master bedroom, is a heated indoor swimming pool with shower and toilet facilities.

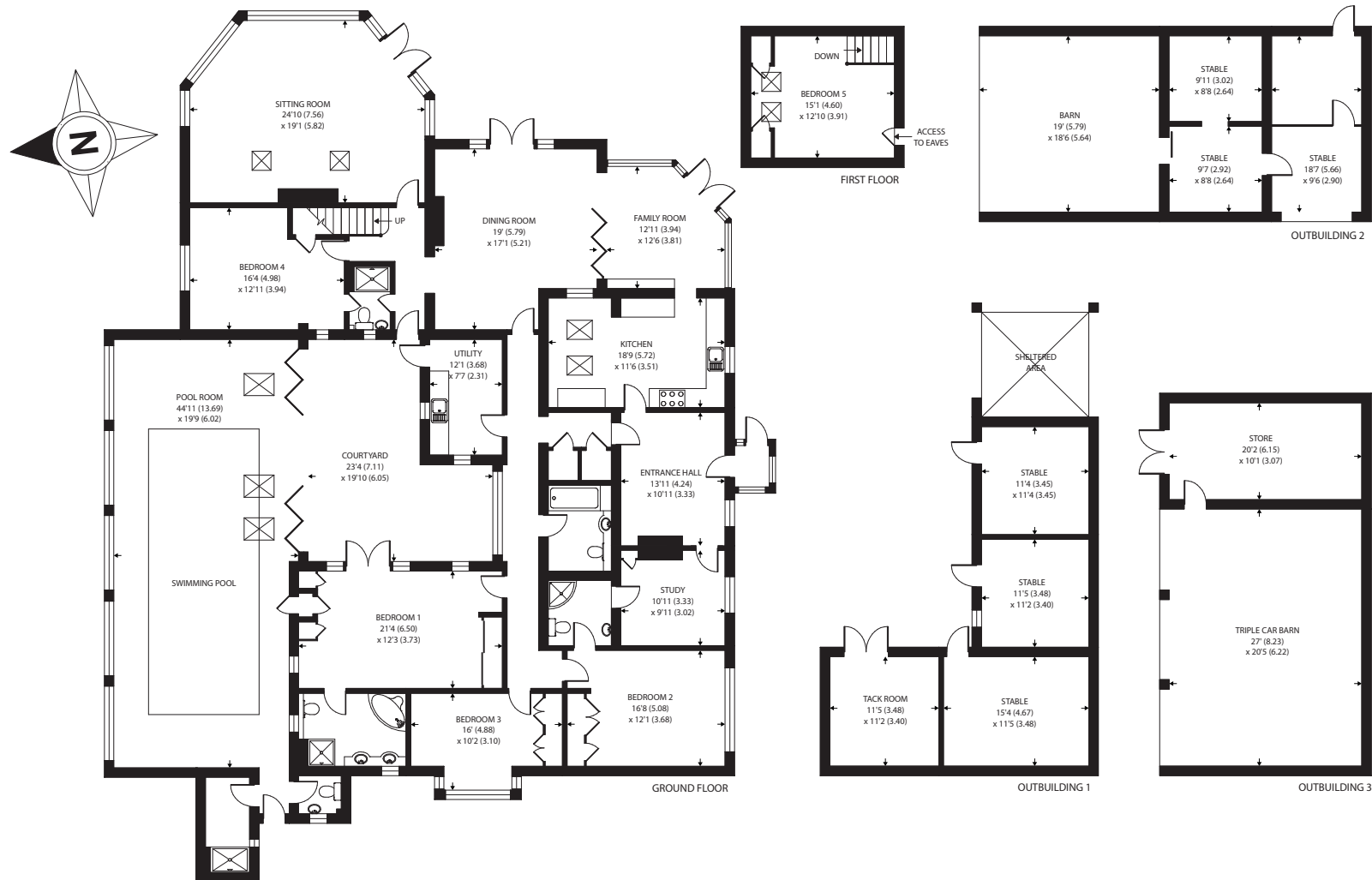
The grounds include two paddocks measuring approximately 2.3 acres, three stables, a tack room and a barn with further potential stabling. There is a triple car barn and work shop in front of the house with ample off road parking. In addition there is a summerhouse and further storage. Stretching along the southern boundary is a large area of woodland.







APPROX. GROSS INTERNAL FLOOR AREA 4160 SQ FT 386.4 SQ METRES (EXCLUDES OUTBUILDINGS / COURTYARD & INCLUDES POOL ROOM)



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.

Location

Madehurst is a delightful rural hamlet centred on a pretty flint built Norman church. There is also a thriving cricket club. Situated some three miles to the north west of Arundel, the property is easily accessible to both the A29, A27 and Arundel mainline railway station to London (Victoria). The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars, the Festival Theatre. Historic Arundel offers a fine array of public houses, restaurants and shops. The area is a paradise for wildlife enthusiasts, with beautiful walks, bridleways and cycle tracks over the South Downs.

Directions

From Chichester proceed east on the A27 towards Arundel. On reaching the Fontwell roundabout take the first exit and at the next roundabout take the first exit signposted to Slindon (A29). After approximately two miles turn left signposted to Madehurst. Take the first right into a private drive and Punchbowl Green Cottage is at the end.



