





## Lavington Cottage, Selham Road, West Lavington, GU29 0EG

A rare opportunity to purchase a detached chalet bungalow with a private garden in one of the areas most sought after locations



- ▶ **Detached Chalet Bungalow**
- ▶ **Desirable Location**
- ▶ **Light and Spacious Throughout**
- ▶ **Double Garage**
- ▶ **Three Bedrooms (One Ensuite)**
- ▶ **Private and Peaceful**
- ▶ **Potential to Extend/Convert (STPP)**
- ▶ **Mature Front and Back Gardens**
- ▶ **Walking Distance to Town**
- ▶ **Superb and Rare Opportunity**

This light and spacious three bedroom detached chalet bungalow is situated in the picturesque village of West Lavington, Midhurst. The property is set in mature gardens of approximately half an acre and is approached via a tarmac driveway, leading to the double garage and providing off-road parking for several vehicles. The gardens are mainly laid to lawn with a variety of mature shrubs and trees, providing a tranquil and private setting full of colour.

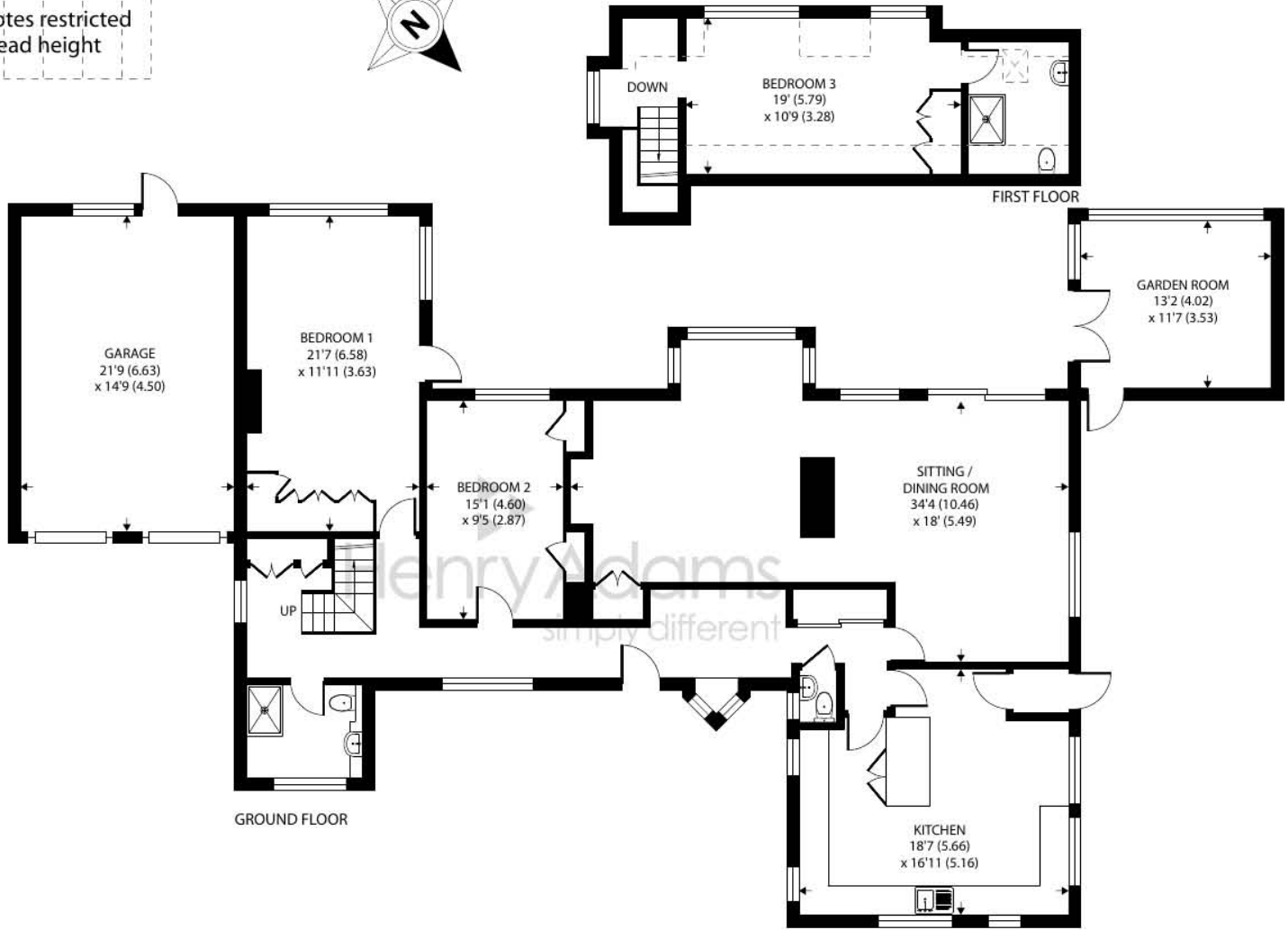
The entrance hall is bright and welcoming and flows from left to right with a cupboard for coats and shoes. A superb double reception room is the heart of this home and is divided by archways and a working fireplace providing versatile accommodation complemented with a bay window and double doors, allowing plenty of natural light and views over the south west facing garden to flood in. Undercover access to the adjacent garden room provides another great space and plenty of potential. The triple aspect kitchen is fitted with a range of wall and base units and provides a breakfast area. The main bedroom offers fantastic proportions with built-in wardrobes and panoramic views over the garden. There are two further bedrooms, both of which are double in size. One is on the first floor with an ensuite shower. The family bathroom is fitted with a white suite, comprising a shower, WC and wash basin. This delightful home provides a wonderful opportunity for a peaceful life within easy reach of local amenities.







Denotes restricted head height



Approximate Area = 2197 sq ft / 204.1 sq m (includes garage)

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Garden Room = 153 sq ft / 14.2 sq m

Total = 2439 sq ft / 226.5 sq m

For identification only - Not to scale



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 and Amenities

The thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. The town has previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

For more information on the town log on to the [visitmidhurst.com](http://visitmidhurst.com) website.

