



## 3 Aubretia Cottages, The Street, Stedham, West Sussex, GU29 0NH

Offers in the Region of £925,000





### 3 Aubretia Cottages The Street

Freehold / EPC - E / Council Tax Band - F

Stedham is a thriving village with a welcoming community, featuring a local pub, primary school, village hall, and numerous scenic footpaths. Positioned centrally, this beautifully presented four-bedroom family home enjoys delightful views over the village green and open countryside beyond. Combining characterful Edwardian features with spacious and versatile living, this property offers an exceptional opportunity for those seeking a peaceful village lifestyle.

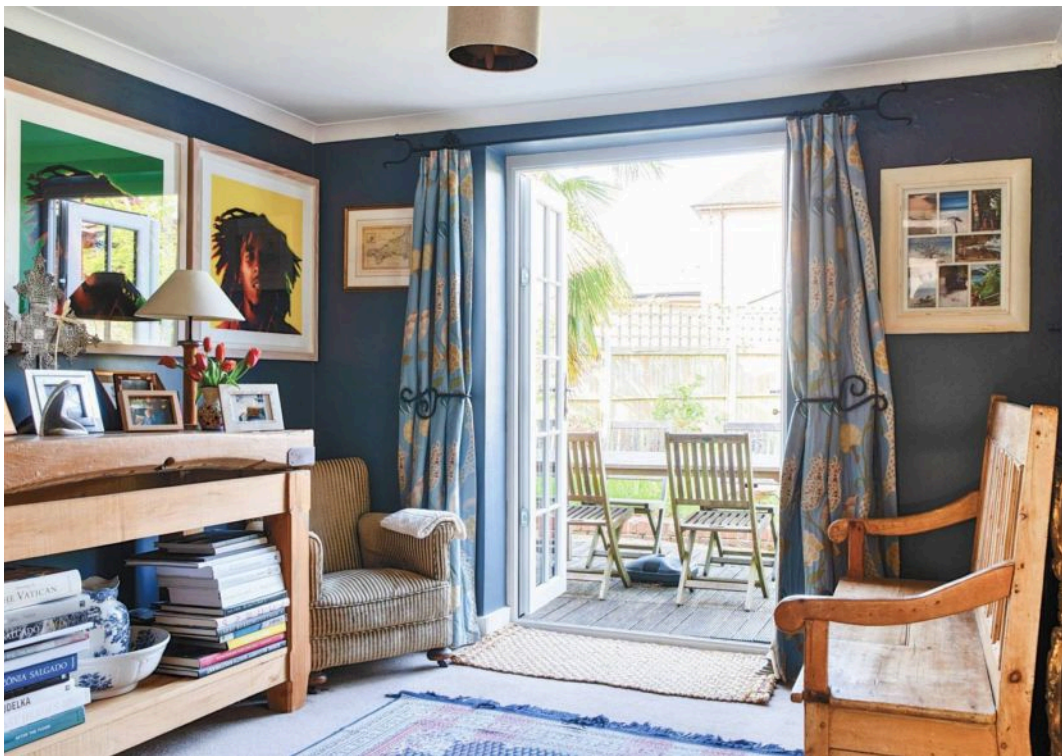
Set behind mature hedging, the home is approached via a generous gravel driveway providing parking for four vehicles, bordered by a spacious and well-maintained front garden. Internally, the house is rich in character, featuring high ceilings, elegant cornicing, and an inviting open fireplace.

The spacious country cottage-style kitchen/dining room forms the heart of the home, complete with a vaulted ceiling and exposed beams, tiled floor, wooden countertops, and a charming log-burning stove. A separate utility area is conveniently located off the dining space with direct access to the garden. The ground floor also offers a double bedroom and shower room providing ground floor living, a cosy snug/home office, and two versatile sitting rooms—both of which open through French doors onto a west-facing patio, perfect for enjoying evening sun. Upstairs, three well-proportioned double bedrooms are complemented by a family bathroom and provide space for all the family.

The rear garden is an absolute delight, with a large lawn enjoying all-day sunshine - ideal for family activities or gardening enthusiasts. Additionally, a high-specification home office with power and internet offers an excellent space for remote working.

This beautifully balanced home offers countryside charm with practical modern living - a viewing is highly recommended to fully appreciate its unique appeal.







### 3 Aubretia Cottages, The Street, Stedham, Midhurst, GU29 0NH

Approximate Area = 1502 sq ft / 139.5 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuilding = 176 sq ft / 16.3 sq m

Total = 1717 sq ft / 159.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1272957



## Henry Adams – Midhurst

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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.