



Barton Cottage | Church Street | Amberley | West Sussex | BN18 9NE





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£845,000

Barton Cottage is a Grade II Listed detached Thatched Cottage constructed circa 1575, located within the heart of this picturesque and highly regarded village of Amberley within the South Downs National Park, with its local shops and three public houses. Internally the property retains an enormous amount of its original charm and character with a wealth of original features and beamed ceilings. Accommodation comprises: sitting room with Inglenook fireplace, library with Inglenook fireplace, dining room with wood burning stove, kitchen with integrated oven and hob, utility room, large ground floor cellar and ground floor bathroom. Upstairs there are four bedrooms with a separate shower room and master bedroom with en-suite shower room. Certain aspects of the property offer stunning views across the village and towards the South Downs. Outside there are beautiful gardens to the rear also giving views towards the South Downs. Please note this property is the first time on the market for over 40 years.

- Detached Thatched Cottage
- Grade II Listed
- Central Village Location
- Four Bedrooms
- Sitting Room
- Library with Inglenook
- Dining Room
- Two Inglenook Fireplaces
- Kitchen
- Ground Floor Bathroom
- Cellar
- Main Bedroom with En-suite
- Separate Shower Room
- Beautiful Gardens
- Stunning views towards the South Downs
- Viewing Recommended





Entrance Stone steps and rail up to and archway through to:

Entrance Porch Oak front door with stain glass leaded light window, leading to:

Entrance Hall Exposed ceiling beams and door leading to:

Sitting Room 17' 11 maximum" x 16' 7 maximum" (5.46m x 5.05m) Double aspect with feature open Inglenook fireplace with exposed brick chimney breast with oak mantel and original bread ovens with brick hearth, radiator, recessed area with borrowed light window.

Library 17' 7 maximum" x 11' 11 maximum" (5.36m x 3.63m) Feature exposed brick open fireplace with bread ovens and brick hearth, original oak ceiling beams, built-in book shelving.

Kitchen 15' 0" x 9' 9" (4.57m x 2.97m) Range of granite style working surfaces with enamel single drainer sink unit with swan neck mixer tap, integrated twin stainless steel fan assisted ovens with inset four ring electric hob and stainless steel extractor over, recessed area suitable for housing fridge/freezer, tiled flooring, built-in crockery

display units, built-in storage cupboard, radiator, door to side access, concealed spot lighting, door through to:

Anteroom Exposed beams, door re-connecting to reception room, door leading to and with steps down to cellar with power and light.

Bathroom Accessed via sitting room, panelled bath, low level flush w.c., pedestal wash hand basin, exposed beam.

Dining Room 17' 3" x 11' 3" (5.26m x 3.43m) Feature cast iron wood burner, radiator, built-in understairs shelved storage cupboard, casement door to garden.

Utility Room 8' 5" x 6' 10" (2.57m x 2.08m)

Stairs to:

First Floor Accessed via anteroom, leading to:

Master Bedroom 17' 5 maximum" x 16' 9 maximum" (5.31m x 5.11m) Stunning views towards Amberley Mount and countryside beyond, double aspect room with leaded light windows, built-in wardrobe cupboards, exposed ceiling beams, radiator, telephone point, door accessing:

En-Suite Shower Room Fully enclosed shower cubicle with fitted independent shower unit, wall-mounted wash hand basin, low level flush w.c., door accessing:

Bedroom Two 14' 1 maximum" x 12' 2 maximum" (4.29m x 3.71m) Feature recessed brick Tudor fireplace, leaded light windows, feature exposed oak beam walls, door through to:

Landing Area Leading to:

Shower Room Fitted 'Triton' independent shower unit with low level flush w.c., and wall-mounted wash hand basin.

Half Landing Leading to:

Study/Bedroom Four 11' 10" x 7' 6" (3.61m x 2.29m) Inter-connecting room with bedroom three, radiator, exposed beams, door leading to:

Bedroom Three 11' 1" x 9' 1" (3.38m x 2.77m) Feature exposed beams, radiator, built-in wardrobe cupboards.

Second Staircase Leading from half landing down to dining room.

Outside

Rear Garden Being a feature of the property, with steps up to raised formal lawned area enclosed by Sussex flint and stone walling with rose garden and attractive flower and shrub borders with stunning views towards Amberley Mount and the South Downs, circular paved patio area, timber garden shed, screened by hedging and fence panelling, lower paved terraced area, timber outhouse/boiler room, outside lighting, Cherry tree and a Greengage tree.

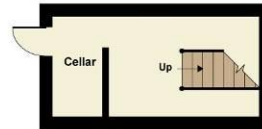
Location Set In the heart of Amberley village with its three public houses and the village shop which was voted champion village shop for SE England in a recent national competition. There is also a primary school in the village.

Agents Note: Under the 1974 Estate Agents Act, (section 21 declaration of interest), we are obliged to inform you that the vendors of this property are related to a member of staff at Fowlers Estate Agents.

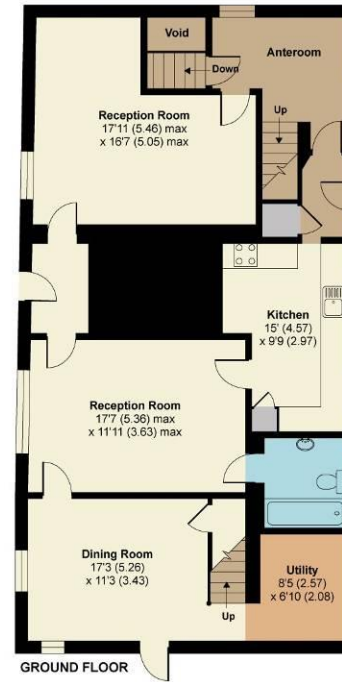


Barton Cottage, Church Street, Arundel, BN18

APPROX. GROSS INTERNAL FLOOR AREA 2198 SQ FT 204.1 SQ METRES (EXCLUDES VOID)



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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