





## Rose Cottage, Shripney Lane

Charming extended detached cottage set in generous and beautifully landscaped gardens.



- ▶ **Character Detached Cottage Dating Back to 1726**
- ▶ **Dining Room with Inglenook Fireplace**
- ▶ **Three Bedrooms**
- ▶ **En-Suite Bathroom with Separate Shower and Sauna**
- ▶ **Sitting Room with Inglenook Fireplace**
- ▶ **Kitchen/Breakfast with Utility Room**
- ▶ **Bathroom with Separate Shower**
- ▶ **Ground Floor Cloakroom**
- ▶ **Ample Parking and Double Timber Carports**

This stunning cottage is immaculately presented and offers very spacious accommodation throughout. The original part of the property dates from 1726 and has since been significantly extended. Occupying delightful grounds this cottage is set back from Shripney Lane down a private gravelled driveway. A viewing is thoroughly recommended to appreciate its quiet location, plot size and the high standard of internal presentation.

There are many period character features and the accommodation briefly comprises, sitting room, dining room, kitchen, all dual aspect and overlooking the wonderful gardens, utility room and cloakroom with WC.

The first floor comprises, landing which measures 14 x 13'10 plus 11'1 x 5'4 and has been utilised as a sitting area by the current owners in the past and now as a study area, three bedrooms all with built-in wardrobes, refitted family bathroom with stand-alone bath, separate mixer shower and WC. The dual aspect principal bedroom enjoys a luxury en-suite bathroom, with stand-alone bath, separate mixer shower, WC and sauna.

Council Tax Band: F









Approximate Area = 2514 sq ft / 233.5 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.

The cottage is complemented by wrap-around grounds and offers superb seclusion. The rear garden is predominantly laid to lawn and with an abundance of mature and established trees, hedges, plants and shrubs, flower borders, and patio area, perfect for alfresco dining, this is a true gardeners delight. The driveway is accessed via iron gates and provides ample parking leading to two car ports where the solar panels are located. The solar panels benefit from Feed-in Tariff payments.

### Location

The property occupies a quiet semi-rural location to the north of Bognor Regis, with excellent links via the A29 to the six village area and via the new A259 to the seaside town of Bognor Regis and the Cathedral City of Chichester.

What3Words winks.herds.places

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