



# APPLEDOWN COTTAGE

Up Marden, Chichester, West Sussex, PO18 9NL



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West Sussex, PO18 9NL

An exquisite character  
cottage in a tranquil rural hamlet  
with an exceptional English country  
south facing garden setting in the  
South Downs.

## Accommodation

2 Double Bedrooms | Open plan Kitchen/  
Breakfast room with adjoining Utility Room  
Bathroom | Boot Room | Downstair WC  
Self contained Guest Suite Bedroom 3  
Shower Room | Double Carport, Alitex  
greenhouse, garden outbuilding storage  
2830 sq. ft and 262.9 sq. m | Garden just  
under 0.6 of an acre (0.24 ha)

Petersfield 9.1 miles, Chichester 9.8 miles,  
Portsmouth 16.9 miles, Mainline Station  
and A3 at Petersfield, South Harting 4  
miles, Compton 1.5 miles,  
(Mileages are approximate)





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



## APPLEDOWN COTTAGE

A charming country cottage with a clever fusion of character combined with a stylish contemporary interior and exceptional attention to detail. The rooms are well proportioned with a seamless flow inside. A partly vaulted open plan kitchen/breakfast room is at the heart of the house with bifold doors to the terrace and a wide opening to the lightly beamed, cosy sitting room with open fireplace. An oak framed vaulted garden room adds another peaceful living or yoga space. Upstairs two double bedrooms have vaulted ceilings and a central bathroom/shower room. The third bedroom is a self-contained space above the double car port, with a vaulted bedroom, kitchenette and shower room. It flexes well as guest space in tandem with the house or potential income generation via Airbnb.

## SITUATION

Situated within the heart of the South Downs National Park between the villages of North and West Marden in an area of outstanding natural beauty, Appledown Cottage enjoys a rural yet convenient situation being the middle of the eight villages of the Octagon Parish. It is close to the villages of South Harting and Compton (both with shops) and larger locations such as the cathedral city of Chichester which is within easy driving distance with its station serving the south coast route and Petersfield is just over the Downs with its station serving London Waterloo and providing access to the A3. The area is well served by excellent state and private schools (including Westbourne House, Ditcham Park, Churcher's and Bedales in the private sector). The Goodwood Estate is also nearby with its wonderful choice of sporting events from the world-renowned Revival and Festival of Speed to Glorious Goodwood for horse racing and the Goodwood Aerodrome. There are miles of local footpaths to explore for walking or cycling along the many single track local lanes.





## OUTSIDE

The garden is an exceptional haven and of particular interest to any keen gardener. It has been carefully landscaped and stocked over the last 10 years to provide a sequence of colour and scent over the seasons and a haven for bird/wildlife. A wild flower garden at the top end of the garden has a conical circular cedarwood retreat . A vegetable garden, herbaceous beds, and hidden terraces/private corners are all carefully arranged to the side and rear of the house. A flint wall provides privacy from the drive which has good parking and access to the large double car port. There are two substantial garden stores, an Alitex green house and old flint outhouse with Pizza oven and small terrace. Overall just under 0.6 of an acre (0.24 ha).





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Approximate Floor Area

Main House = 157.3 sq m / 1693 sq ft

Outbuildings = 105.6 sq m / 1137 sq ft

Total = 262.9 sq m / 2830 sq ft

Not to scale. For identification purposes only.



#### IMPORTANT NOTICE

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## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property.

### Services

Mains water, electricity, and private drainage. Oil fired heating.

### Broadband availability

Standard according to Ofcom.

### Mobile Coverage

Limited according to Ofcom.

### Tenure

Freehold with vacant possession.

### Construction

Mainly Brick and flint

### Local Authority

Chichester District Council, [www.chichester.gov.uk](http://www.chichester.gov.uk), 01243 785166

### Council Tax

Band G

### EPC

D61

### Restrictions

Inside South Downs National Park.

### Directions (PO18 9NL)

Leave Petersfield on the B2146. At South Harting turn right and carry on south out of the village taking the left turn up Harting Hill towards Chichester on the B2141. After approximately 2.5 miles take the right hand turn to North Marden. Follow this winding lane for about a mile and take the first right hand turning (Compton/Up Marden). Follow this lane for just over a mile and Appledown Cottage will be found on your left as you come down a gentle hill.

### What3Words

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NB: Details dated May and photographs dated April 2025.

### Viewings

By appointment with BCM LLP only.

### Selling Agent

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