



4 Malt House Cottages London Road, Watersfield - RH20 1NB

Offers Over £525,000

4 Malt House Cottages, London Road

Watersfield

- Situated in the heart of the village in the South Downs National Park
- First time on the market in over 80 years
- Three separate reception areas for versatile family living
- Four double bedrooms, shower room and ground floor bathroom
- Feature gardens approximately 0.75 of an acre
- Twin garage and ample parking
- Close to countryside walks
- Shared driveway to private garden
- The neighbouring properties have vehicular and pedestrian access over the rear pathway of the cottage

This charming 4 bedroom end of terrace house presents a rare opportunity to live in the heart of the village within the picturesque setting of the South Downs National Park. First time on the market in over 80 years, this property boasts three separate reception areas, four double bedrooms, a shower room, and a ground floor bathroom. With feature gardens spanning approximately 0.75 of an acre, residents can enjoy the natural beauty right at their doorstep.

Additional features include a twin garage, perfect for storage or parking with ample additional parking, and proximity to countryside walks for outdoor enthusiasts. Furthermore, a shared driveway leads to a private garden, offering a unique blend of community and privacy. Please note that neighbouring properties have vehicular and pedestrian access over the rear pathway of the cottage, adding to the close-knit village atmosphere.

Set within tranquil surroundings, the outside space of this property provides a serene retreat from the hustle and bustle of every-day life. The expansive gardens offer ample room for relaxation and outdoor activities, creating a peaceful oasis in the midst of nature.



Sitting within the South Downs National Park, the property is conveniently located for the shopping facilities in Pulborough Village which lies approximately 2 miles to the north and includes a Tesco, Sainsbury's and medical centre. Pulborough also has a mainline railway station serving London Victoria and the south coast and with easy access to the main road network the house would be ideal for commuters. For the golfing enthusiast it is just a ten minute drive to one of the country's leading inland golf courses, whilst for horse and motor racing enthusiasts Goodwood is just twenty minutes away by road. There are public footpaths nearby and the South Downs way just 4 miles to the south.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

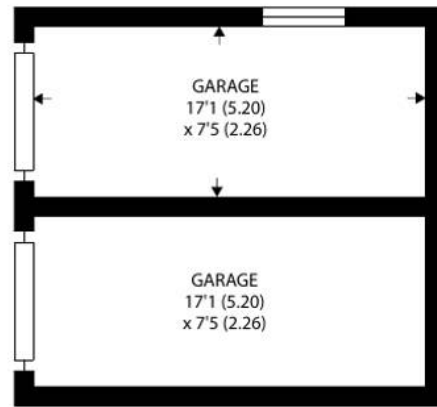
EPC Environmental Impact Rating: E



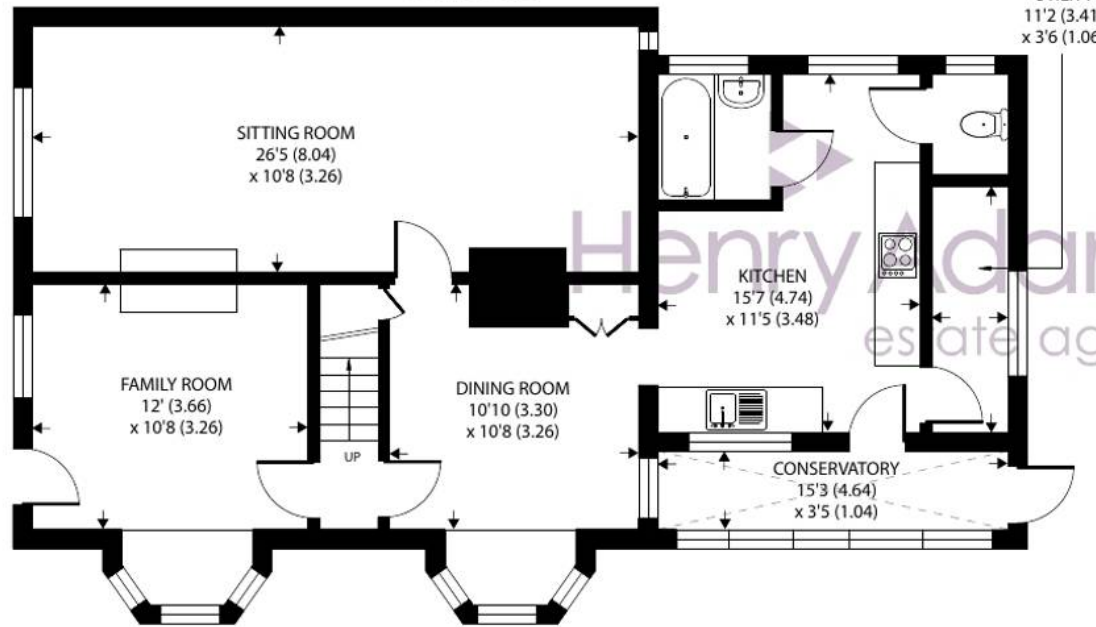




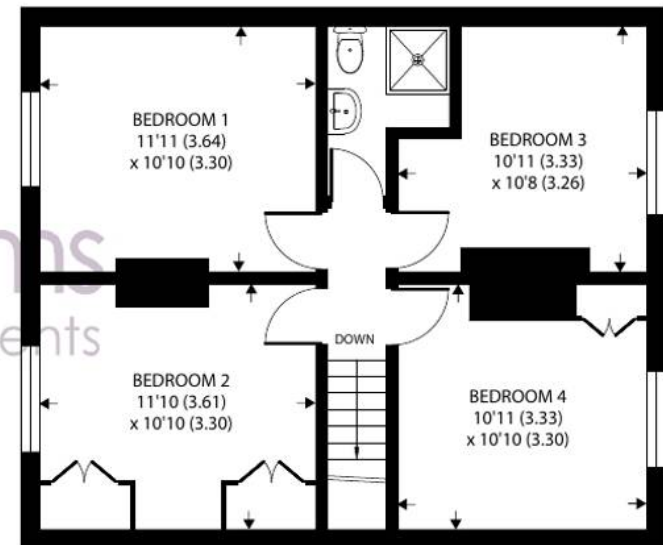




GARAGE 1 / 2



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1505 sq ft / 139.8 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1757 sq ft / 163.2 sq m

For identification only - Not to scale





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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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any