



The Stowe East Street, Amberley - BN18 9NN

In Excess of £900,000

 Henry Adams  
estate agents



# The Stowe, East Street, Amberley

- A delightful detached Grade II listed cottage in sought after village in the South Downs National Park
- Dining hall with bay window and solid oak flooring
- Offering southerly views towards the South Downs
- Windows to the dining room and sitting room have been upgraded in line with Grade II listings
- Kitchen with electric AGA, solid wood worksurfaces, butlers sink and space for additional appliances
- Triple aspect study with French doors to garden
- In the study there is new flooring and an insulated pitch roof
- Bathroom with an eco bath and separate shower
- Three double bedrooms
- Delightful cottage garden with a wonderful variety of roses, lavatera, foxgloves, peonies, camellias, fruit trees and various other shrubs and plants
- Summer house, tool shed, garden shed, log store and bin store
- Within easy reach of Amberley main line railway station with direct links to London Victoria and the South Coast

Introducing this charming 3-bedroom detached Grade II listed cottage, boasting delightful views towards the South Downs and located in the South Downs National Park, offering a blend of character and modern comforts, and many original features some of which include beams, exposed brickwork.

Upon entering the property, the dining hall greets you with a bay window and exquisite solid oak flooring, setting the tone for the elegant ambience throughout the cottage. The sitting room is enhanced by a wood burner, creating a cosy atmosphere, perfect for relaxing evenings. The upgraded windows in the dining room and sitting room preserve the historical charm in line with the Grade II listing.

The kitchen has an electric AGA, complemented by solid wood work surfaces, a butler's sink, and ample space for additional appliances. The triple aspect study, bathed in natural light, offers a serene space for work or relaxation with French doors opening to the garden. Recent updates include new flooring and an insulated pitch roof in the study, adding to the modern conveniences.

The bathroom is designed for comfort and style, boasting an eco-friendly bath and a separate shower. Three generously sized double bedrooms provide peaceful retreats, each offering a unique view of the surrounding landscape.

Outside, the cottage garden is a botanical masterpiece, with a splendid variety of roses, lavatera, foxgloves, peonies, camellias, fruit trees, and a range of other shrubs and plants, creating a vibrant and colourful outdoor sanctuary. Additional features include a summer house, tool shed, garden shed, log store, and bin store, catering to all your storage needs.

This unique property presents a rare opportunity to own a piece of history, seamlessly intertwined with modern comforts and picturesque views. Don't miss the chance to make this enchanting Grade II listed cottage your new home.

## LOCATION

Amberley is a highly desirable quintessential West Sussex village set in the South Downs National Park, which benefits from a local village store, post office and delightful tea rooms, two pubs The Black Horse and The Sportsman as well as Amberley First School. From here the South Downs Way is easily accessible and there are many country walks to be enjoyed in the area as well as other outdoor pursuits. Amberley has the attraction of Amberley Castle, a privately owned hotel and restaurant renowned for its high quality. Finally, Amberley Station, approximately one mile away, is on the London Victoria line. For more extensive shopping, banking and leisure facilities, Storrington lies just four miles away and Chichester is 13 miles away.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F











Approximate Area = 1753 sq ft / 162.8 sq m  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 Outbuilding = 161 sq ft / 14.9 sq m  
 Total = 2054 sq ft / 190.7 sq m

For identification only - Not to scale







## Henry Adams - Storrington

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