



Sims Williams



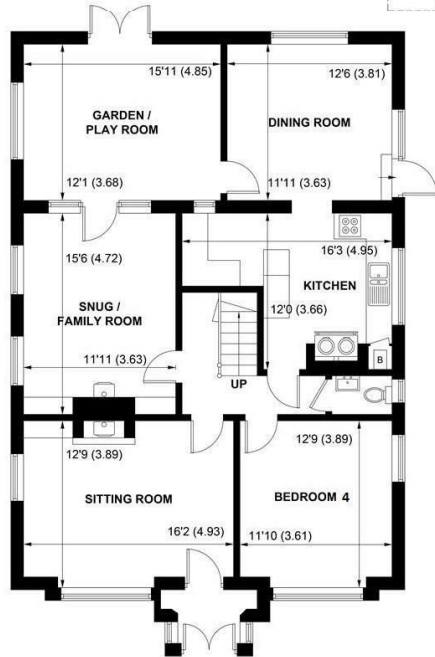
ELM TREE COTTAGE, YAPTON LANE, WALBERTON, BN18 0AR



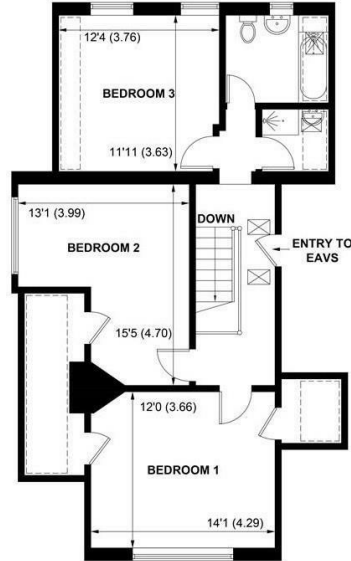




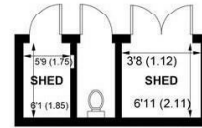
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



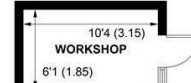
GROUND FLOOR



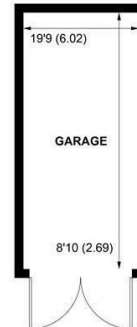
FIRST FLOOR



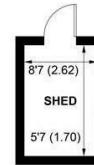
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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APPROXIMATE GROSS INTERNAL AREA = 2002 SQ FT / 186.0 SQ M

GARAGE / OUTBUILDINGS = 357 SQ FT / 33.2 SQ M

TOTAL = 2359 SQ FT / 219.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£550,000 Freehold

ELM TREE COTTAGE, YAPTON LANE, WALBERTON, BN18 0AR

- Detached Character House
- 3/4 Reception Rooms
- Kitchen With Utility Area
- Ground Floor Cloakroom
- 4 Double Bedrooms
- Bathroom & Separate Shower Room
- Beautiful Garden With Outbuildings
- Rural Views To The Front
- Garage & Driveway Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

Situated on the fringes of the popular village of Walberton with wonderful rural views to the front, this detached property is offered for sale for the first time in over 40 years.

Accommodation comprises entrance porch and door into dual aspect sitting room with ornate fireplace with wood burning stove. Bedroom 4 is also dual aspect and could be used as a large study.

Generous snug/family room with pot belly wood burner and door into the equally spacious garden/play room which opens onto the rear garden.

The kitchen is fitted with a range of modern units with built in appliances and an old range, a separate utility area and door into the dining room. There is also a ground floor cloakroom.

On the first floor there are 3 double bedrooms, 2 of which have small fireplaces and ample eaves storage. There is a family bathroom and separate shower room.

Outside the gardens are a particular feature being mainly to lawn with paved patio, mature trees and shrubs, vegetable garden and pond. There are various outbuildings, a workshop and outside toilet along with single detached garage. To the front there is ample driveway parking and a further lawned area. The total plot is approx 1/3 of an acre.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our office on Maple Parade head east along The Street turning left at the mini roundabout onto Yapton Lane where the property will be found on the left hand side.



