



# THE RED COTTAGE

THE STREET | WALBERTON | BN18 0PQ



# THE RED COTTAGE

THE STREET, WALBERTON, BN18 0PQ

- Stunning Detached Family Home
- 4 Reception Rooms
- Kitchen/Breakfast Room
- 4 Good Size Bedrooms
- 1 Bathroom & 2 Shower Rooms
- South Facing Rear Garden
- Studio with Annexe Potential
- 2 Garages & Driveway Parking
- No-Chain Sale

A stunning, bright & spacious extended detached period family home, which offers versatile accommodation and is located in the heart of Walberton Village, close to amenities.

The ground floor accommodation comprises entrance hall with engineered oak-wood flooring, large sitting room, separate dining room, fitted kitchen/breakfast room, sun lounge, office/library, shower room with WC and a utility room.

There is a generous size sitting room which is double aspect and features a large multi-paned bay window overlooking the attractive rear gardens and a brick-built fireplace. Further door leads through to separate dining room with feature fireplace.

The kitchen/breakfast room is fitted with shaker style units with integrated appliances include, gas hob with extractor over, eye-level double oven, dishwasher along with space for fridge/freezer. There is ample space for breakfast table and chairs, an under-stairs storage/pantry cupboard and door leading to outside.

On the first floor, there are 4 bedrooms with 3 being good size doubles. The family bathroom is a good size and is fitted with a white suite comprising panelled bath, wash hand basin and wc.

Outside, features a beautifully landscaped south facing rear garden which is a real haven for birds, being well stocked with mature shrubs and trees including a stunning Wisteria and Acers. Large patio terrace/entertaining area, pergola and water feature with the remainder being mainly laid to lawn. Doors providing access into the 2 garages and studio above.

From the front there is ample off road parking with access to the detached double garage having studio and shower room above, which provides potential for a self contained annexe.



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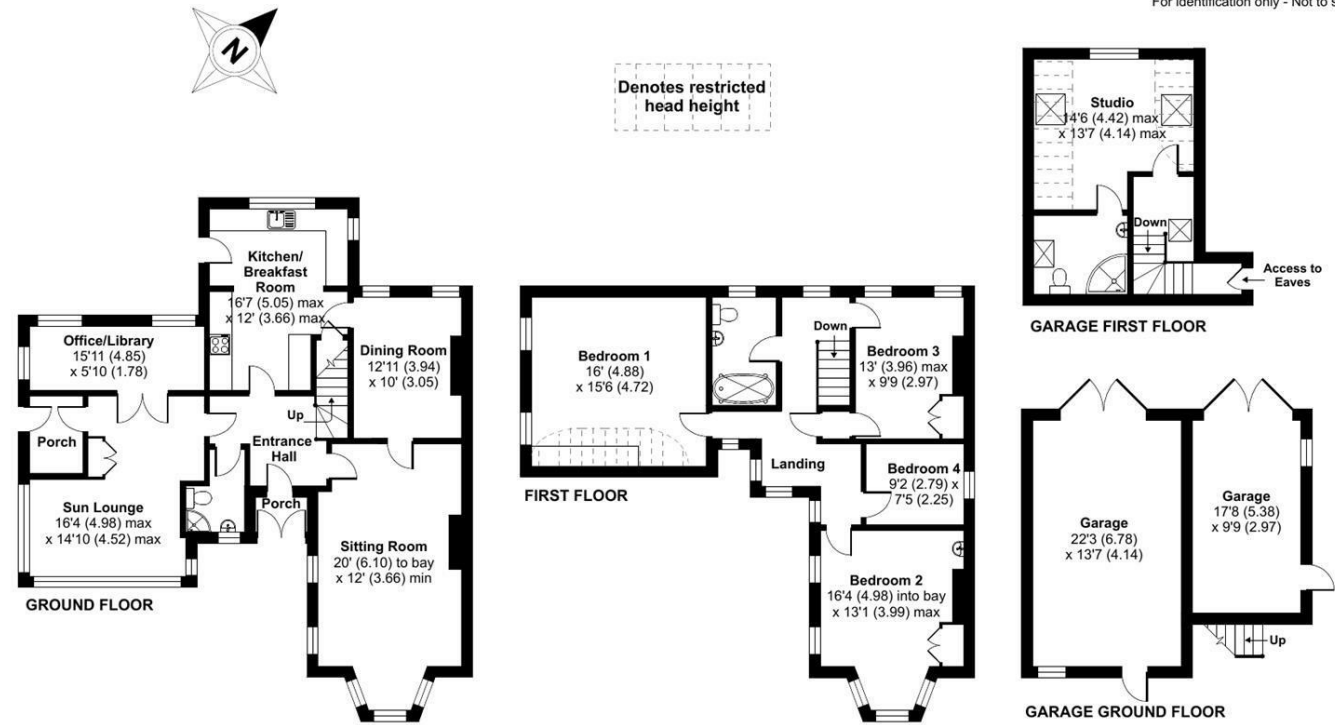
EPC Band - Current - D Potential - C

Council Tax Band G

From our office at Maple Parade, Walberton proceed East along The Street, where the property can be found on the right hand side after a few hundred yards.

Approximate Area = 1948 sq ft / 180.9 sq m  
Limited Use Area(s) = 126 sq ft / 11.7 sq m  
Garage = 734 sq ft / 68.1 sq m  
Total = 2808 sq ft / 260.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Sims Williams. REF: 1168534



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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WALBERTON, BN18 0PR

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