



CHERRY TREE COTTAGE

HOUGHTON BRIDGE | AMBERLEY | BN18 9LP

SW

Sims Williams

CHERRY TREE COTTAGE

HOUGHTON BRIDGE, AMBERLEY, BN18 9LP

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Immaculately Presented Detached House
- Open Kitchen/Living Room
- Spacious Living Room with Log Burner
- Master Bedroom with Fitted Shower Room
- 3 Further Bedrooms
- Front & Rear Mature Gardens
- Double Garage & Parking
- No Onward Chain
- Situated within The South Downs

A charming four bed detached property located within the South Downs National Park situated in the hamlet of Houghton Bridge with mainline railway station, pubs, tea room, restaurant and fabulous walks on the doorstep. The property boasts versatile accommodation, fabulous far reaching views out to the countryside and is offered with no onward chain.

The ground floor accommodation comprises a spacious hallway on entry with downstairs cloakroom. The spacious sitting room features a log burner and views out to the rear and front garden, with doors leading through into the beautifully designed conservatory currently used as a dining room.

The kitchen is fitted a range of eye and base level units and drawers, integrated oven & hob, space for dishwasher and fridge/freezer. There is access from the kitchen into the boot room which leads directly to the rear garden.

On the first floor, the main dual aspect bedroom enjoys views out to the front garden and surrounding countryside and benefits from built in wardrobes and a fitted ensuite shower room. There are three further bedrooms all with built in cupboards, and a family bathroom with bath with shower over, wash basin & WC.

Outside is a beautiful garden with mature shrubbery and trees providing privacy with a paved terrace making an ideal spot for dining. There is a double garage & ample off road parking.



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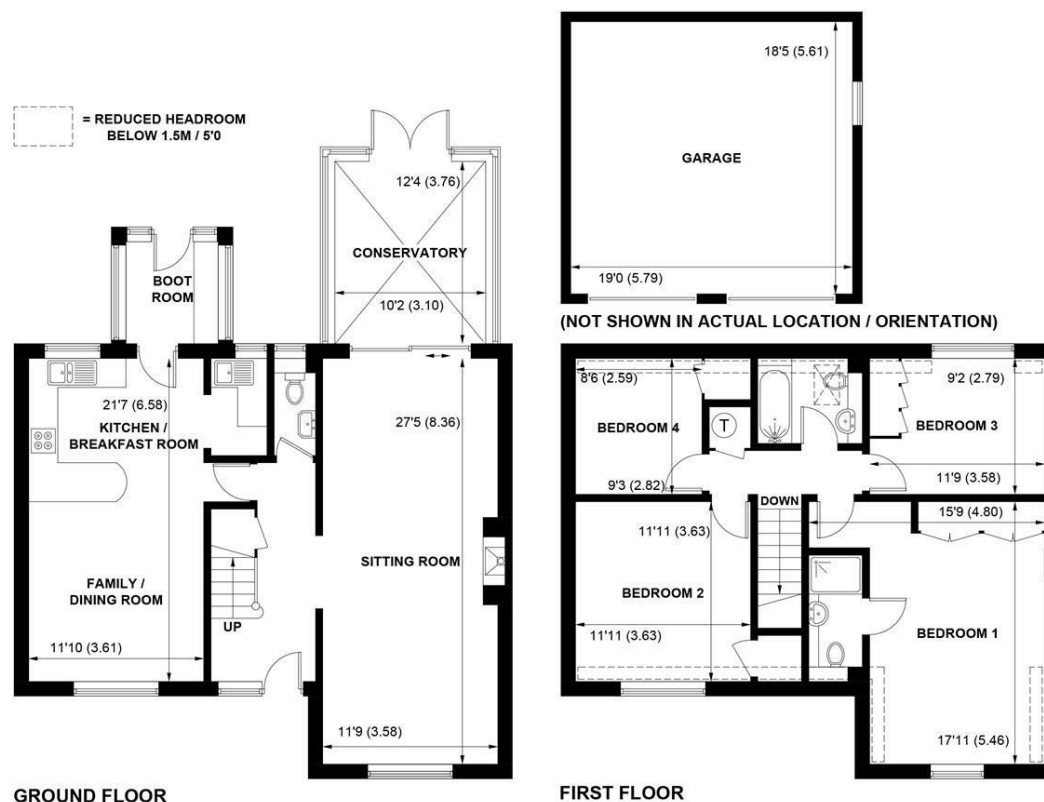
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EPC Band - Current - D Potential - C

Council Tax Band G

Proceed out of Arundel heading North onto the A284. At Whiteways Lodge roundabout, take the 3rd exit onto B2189, follow for 1.8 miles and the property can be found on your left just before the bridge.



APPROXIMATE GROSS INTERNAL AREA = 1705 SQ FT / 158.4 SQ M

GARAGE = 350 SQ FT / 32.5 SQ M

TOTAL = 2055 SQ FT / 190.9 SQ M

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

Produced for Sims Williams

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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