






Rosemary Cottage, East Ashling

A characterful thatched house enjoying a tucked away position.

 4  3  2  N/A

- ▶ Grade II listed
- ▶ Three bedrooms
- ▶ Dining room
- ▶ Study & utility
- ▶ En-suite shower/WC
- ▶ South Downs National Park
- ▶ Sitting room
- ▶ Kitchen/breakfast room
- ▶ Bathroom/WC
- ▶ Attractive gardens (1/3 acre)

A period cottage which has retained immense character which includes exposed beams and attractive inglenook fireplaces with stoves.

Situated in the village of East Ashling, the property enjoys a semi-rural position towards the end of a quiet lane. All of the principal reception rooms are surprisingly spacious and enjoy a dual aspect. Off the kitchen there is a small utility area and study with cloakroom. The principal bedroom is situated on the first floor and benefits from lovely views over the garden, fitted wardrobes and a spacious en-suite facility. Two further bedrooms (one with en-suite cloakroom) and a family bathroom/WC can also be found on the first floor.

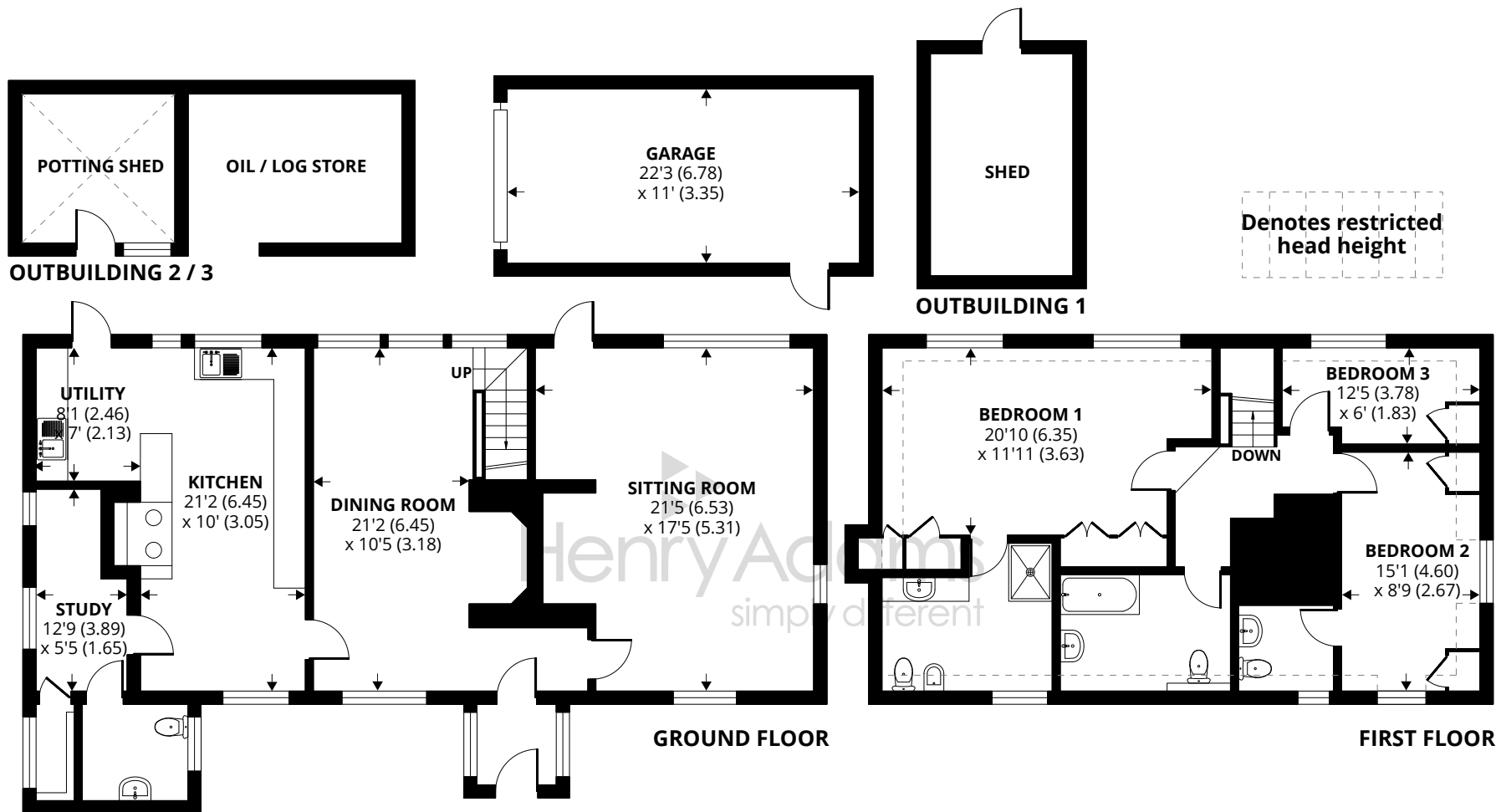
As mentioned previously, the property stands in garden measuring approximately 1/3 acre with a large gravelled area to the front providing off-road parking for a number of vehicles. To the side/rear a timber garage and separate workshop can be found. Access to the front of the property is via an electric gate. The enclosed and secluded garden is well-maintained and principally laid to lawn.

Chichester District Council - 23/24 Tax Band G £3,478.50









Approximate Area = 1873 sq ft / 174 sq m (Excludes Outbuildings)

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Garage = 245 sq ft / 22.7 sq m

Total = 2225 sq ft / 206.6 sq m

For identification only - Not to scale



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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

East Ashling is located north west of Chichester and has a local village pub. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over Kingley Vale and the South Downs to the north and around Chichester Harbour to the south. Local amenities can be found in nearby Funtington and Bosham. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions

From the Northgate roundabout, take the north west exit signposted to Funtington (St Pauls Road - B2178). Continue on this road for approximately three miles, and shortly after entering East Ashling, turn left into Sandy Lane. The property is towards the end on the left. What3words - engaging.sleeping.lyrics



