





Ladyholt, Compton

An individual period home surrounded by open farmland close to the picturesque Downland village of Compton



- ▶ **Stunning rural location**
- ▶ **Potential for modernisation**
- ▶ **Spacious living accommodation**
- ▶ **En-suite principal bedroom**
- ▶ **13 miles to Chichester**
- ▶ **Steeped in charm and character**
- ▶ **Mature 1/3rd of an acre garden**
- ▶ **4 reception rooms**
- ▶ **Garage and workshop/store**
- ▶ **12 miles to Petersfield**

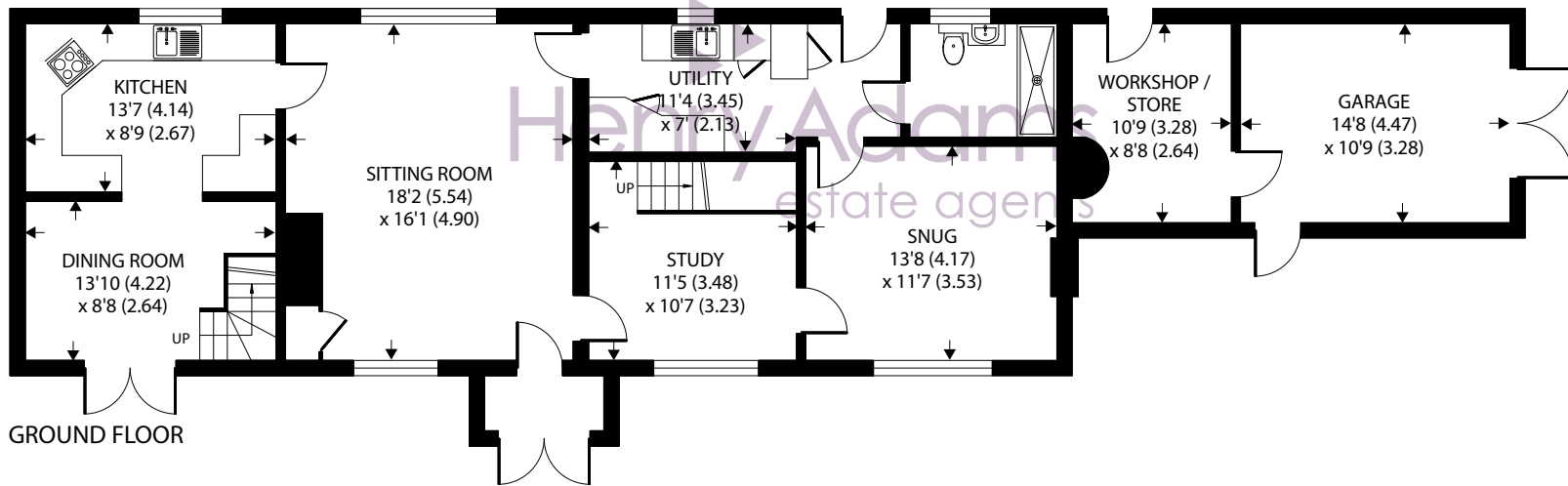
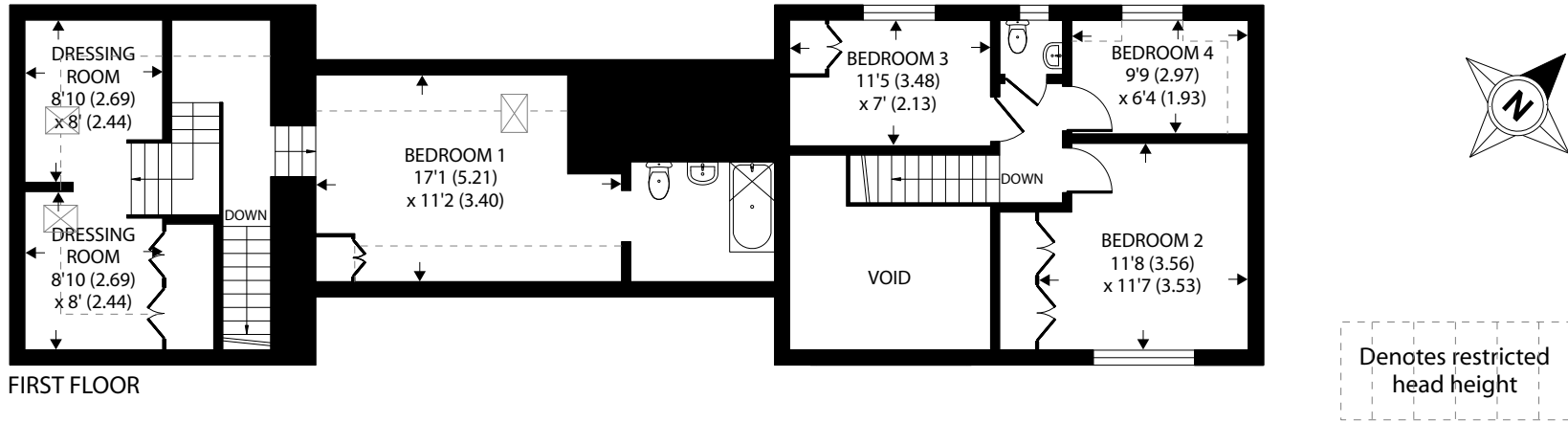
Nestled in the heart of the glorious South Downs National Park surrounded by open farmland, this delightful flint and brick residence offers a fabulous opportunity to acquire an individual home steeped in charm and character, and rich in local history. Believed to be a former coach house, Ladyholt Cottage is deceptively named as the accommodation extends to approximately 2,205 sqft. Offering excellent scope to modernise and personalise your new home, the property stands in mature gardens extending to 0.34 acre.

Once inside you will immediately appreciate the spacious and welcoming sitting room with its bright dual aspect and multifuel stove providing a cosy warmth on chilly winter evenings. The well-proportioned kitchen is conveniently positioned adjacent to the dining room which has French doors opening onto the garden. There are two further reception rooms, a study and a family room/snug, ideal for quiet time or as a playroom. Behind the snug, a rear lobby leads to a utility room and ground floor shower room. Upstairs, the principal bedroom has an en-suite bathroom and two dressing rooms, each accessed via its own short staircase. The remaining three bedrooms and a cloakroom/WC are approached via a separate staircase from the study.









Approximate Area = 1784 sq ft / 165.7 sq m (excludes void)

Limited Use Area(s) = 148 sq ft / 13.7 sq m

Garage & Workshop / Store = 258 sq ft / 23.9 sq m

Total = 2190 sq ft / 203.3 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.

Outside

A gravel driveway leads to the main house, garage and workshop/store. The front garden is bounded by a mature hedge and has raised beds and specimen trees. To the rear there is an extensive lawn with a paved patio area, shrub borders and mature trees.

Services: Water from private bore hole (installed 2010). LPG Gas. Mains electricity.

Chichester District Council - 24/25 Tax Band F £3,225.80

Location

Nearby Compton is a delightful downland village to the north west of Chichester and hosts a friendly local public house, village shop, a church and primary school. The property is located in the South Downs National Park and gives excellent opportunities for walking, riding and general countryside pursuits. Compton is on a bus service between Petersfield and Chichester and is within easy access to Chichester, Emsworth and Petersfield with its rail link to London Waterloo. 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

What3words - perkily.departure.lush

