



Ash Cottage, Madehurst, BN18 0NU

Guide Price £1,000,000

Ash Cottage, Madehurst

A rarely available house within the village of Madehurst.

- Idyllic rural location within the South Downs National Park
- Lovely views
- Chain free
- Three reception rooms
- Five bedrooms
- En-suite shower room & family bathroom
- Approximately half an acre gardens
- Gated drive and double garage
- Adjoining paddocks/stables*

Nestled in a picturesque rural setting within the South Downs National Park, this appealing property combines the peace and beauty of the countryside with excellent convenience.

Surrounded by glorious scenery and with direct access to outstanding walks across the South Downs and Monarchs Way, it is also just a short distance from the historic town of Arundel, with its boutique shops, restaurants and cultural attractions.

The house itself is set within approximately half an acre of mature gardens, enjoying lovely open views, a gated driveway, double garage and the added benefit of adjoining paddocks*, perfect for those with equestrian interests or simply seeking additional outdoor space.





Inside, the generous accommodation is arranged over two floors, offering five bedrooms in total, including a principal suite with en-suite shower room and a well-appointed family bath/shower room.

The three reception rooms provide versatile living space, ideal for entertaining, relaxing with family or working from home.

Offered to the market chain free, this versatile and attractive home presents a rare opportunity to secure a substantial property in one of the most desirable rural locations, combining natural beauty, privacy and space with easy access to local amenities and transport links.

* Agents Note: The adjoining paddocks and stables are available to rent via separate negotiation.

Arun District Council - 25/26 Tax Band E £2,789.19 EPC-E









Approximate Area = 1673 sq ft / 155.4 sq m

Garage = 356 sq ft / 33 sq m

Outbuilding = 673 sq ft / 62.5 sq m

Total = 2702 sq ft / 250.9 sq m

For identification only - Not to scale



Location - Madehurst is a delightful rural hamlet centred on a pretty flint built Norman church. There is also a thriving cricket club and 'The Pig' hotel and restaurant. Situated some three miles to the north west of Arundel, the property is easily accessible to both the A29, A27 and nearby train stations include Arundel, Amberley and Pulborough. Historic Arundel offers a fine array of public houses, restaurants and shops. Chichester, Pulborough and Storrington are within a ten mile radius. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars, the Festival Theatre. The area is a paradise for wildlife enthusiasts, with beautiful walks, bridleways and cycle tracks over the South Downs.

Directions - From Chichester proceed east on the A27 towards Arundel. On reaching the Fontwell roundabout take the first exit and at the next roundabout take the first exit signposted to Slindon (A29). After approximately two miles turn left signposted to Madehurst, continue pass the church on your right and after a further half a mile the property is on the left. what3words - shop.amplifier.mistress





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.