



Price Guide £695,000

Wells Farm Cottage Cakeham Road, West Wittering, West Sussex PO20 8LQ





2



1



2



D



E

A charming and individual detached period cottage situated within West Wittering village with a thatched roof and character beamed interior.

Tastefully renovated and modernised by the current owners to provide a lovely home blending elements of old and new materials and finishes, throughout.

The property would make an ideal permanent home or holiday home and comes with a woodburner, gas fired central heating and double glazed windows. To the rear is a private and sheltered, easily maintained paved courtyard garden area, with a useful garden store and a detached single garage.

Entrance Hall: With stable door.

Shower/Cloakroom: Walk in fully tiled shower cubicle with glass door and hand held main shower unit. Low level W.C and wash hand basin. Storage cupboard. Part tiled walls.

Kitchen/Dining Room: Double aspect. Comprehensive range of floor cupboard units with inset twin sink unit and peninsular unit with five ring as hob with pop up, downdraft extra fan behind. Integrated appliances including built in oven and 'Miele' dish washer. Fridge/freezer. Under stairs storage cupboard.

Sitting Room: Cast iron stove set into feature Inglenook fireplace. Beamed ceiling. Door to inner lobby and staircase to first floor. Double doors leading out to an attractive York Stone terrace area and garden.

First Floor. Wood flooring and landing area: Two built in storage cupboards

Bedroom: Wood flooring, double, inward opening windows looking over the rear garden. Vertical, designer style radiator.

En-Suite Bathroom: Walk-in bath with hand held shower and glass shower screen. Recessed W.C. and wide wash hand basin standing on a chrome stand. Vertical, designer style radiator. Part tiled walls. Window overlooking garden and additional sky light.

Dressing Room: Wood flooring.

Outside :

Gardens: The gardens are attractively designed in a cottage style with York stone terrace and paths creating private and sheltered areas, with brick and tile storage shed. Gate to rear access and side pedestrian door to the garage.

Detached Garage: Accessed via The Byeway, with an up and over door and side pedestrian door to courtyard garden.

Accompanied viewing by prior appointment with the office on 01243 672217.

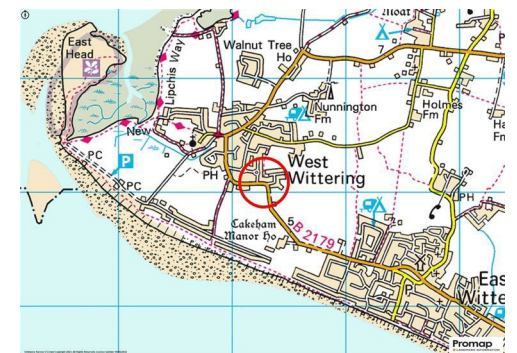
Virtual Viewing Link: <https://my.matterport.com/show/?m=JFW8LWfR6yk>









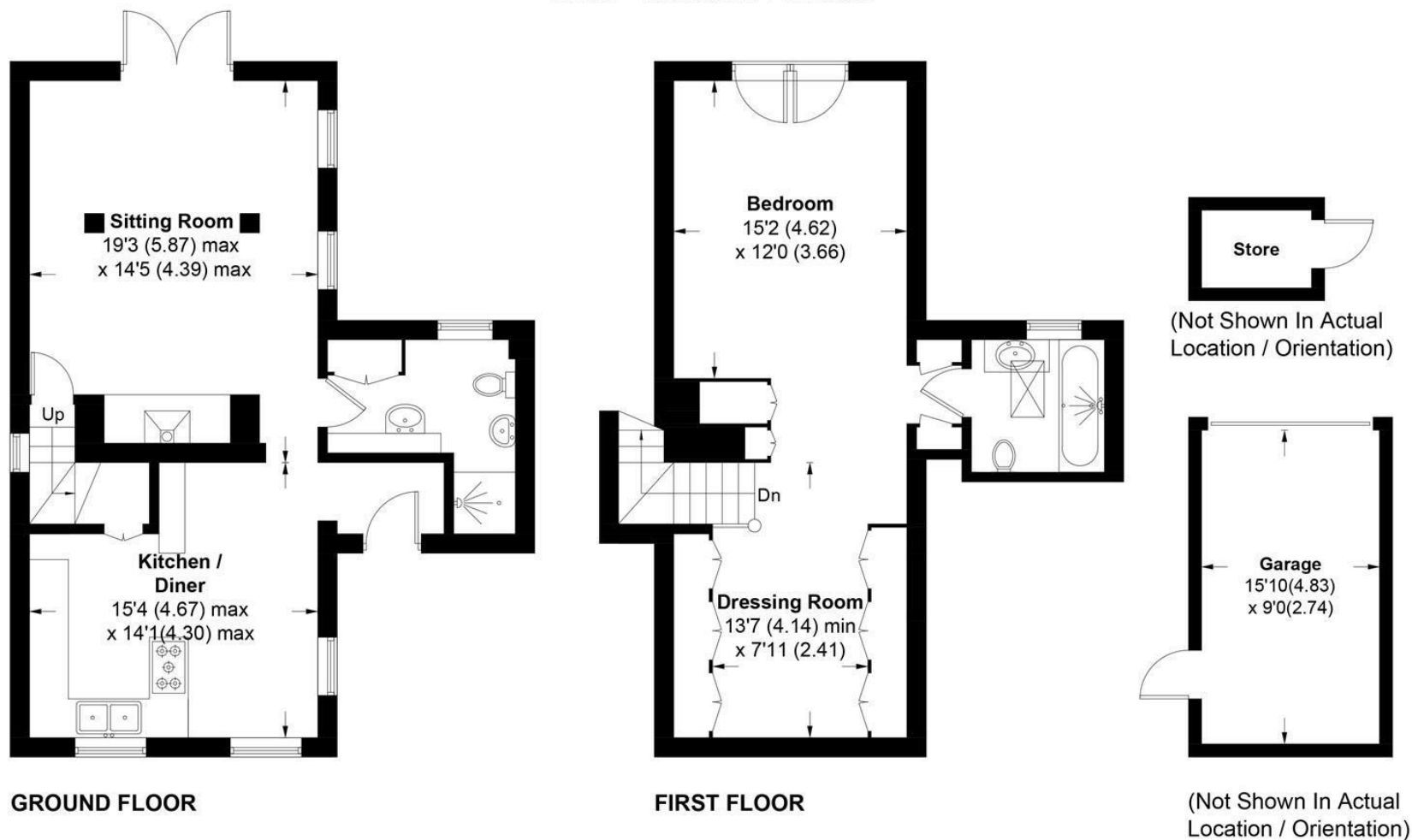


Wells Farm Cottage, Cakeham Road, PO20 8LQ

APPROXIMATE GROSS INTERNAL AREA = 1063 SQ FT / 98.8 SQ M

OUTBUILDINGS = 165 SQ FT / 15.3 SQ M

TOTAL = 1228 SQ FT / 114.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1007460)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.