Amberley Cottage, The Alley, Amberley, West Sussex BN18 9NG

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ESTATE AGENTS

Amberley Cottage, The Alley, Amberley, West Sussex BN18 9NG

£799,950 Freehold

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- DETACHED GRADE II LISTED PROPERTY
- SET WITHIN THE SOUTH DOWNS NATIONAL PARK
- VILLAGE SHOP, TEA ROOMS AND PUB NEARBY
- BEAUTIFUL VILLAGE LOCATION
- GARDENS TO FRONT AND REAR
- ATTACHED GARAGE, OFF ROAD PARKING
- FULL OF CHARACTER FEATURES
- MAINLINE STATION 1.1 MILES

Accommodation

Entrance hall * Ground floor cloakroom * Sitting room * Dining room * Drawing room * Kitchen/breakfast room * Walk-in larder * Utility/boot room * Three first floor bedrooms * En-suite facilities to bedrooms one and two * Integral garage * Off road parking * Front and rear gardens *

Directions

What3words///prepare.befitting.cascaded

The Property

The property is entered via brick floored hall with white washed walls and exposed timber beams. To the right a door leads through to the spacious separate dining room full of character features, which can also be entered via the kitchen. A further door leads through to the double aspect study/drawing room with a feature fireplace with brick hearth and timber beam above housing a wood burning stove, solid wood flooring and built-in shelving. To the left of the entrance hall there is a charming period sitting room with large ornate brick built inglenook fireplace with brick hearth and exposed beams, with Crittall windows to front. From here a door leads through to the country-style kitchen with ornate wood carved cabinets, solid wood worktops, tiled floor Belfast sink, Rayburn oven, windows over looking rear garden, breakfast area and walk-in larder. There also doors from the kitchen to the integral garage, dining room and rear garden. A separate utility/boot room and cloakroom complete the ground floor accommodation. To the first floor are two good sized double bedrooms. The principal bedroom is triple aspect with views to rear over the garden and Wildbrooks beyond and views of the South Downs National Park to side and front. There is a large walk-in wardrobe, airing cupboard and en-suite shower room with low level WC, wash hand basin and walk-in shower. Bedroom two also has en-suite facilities with panelled bath, low level WC and wash hand basin. Off the second bedroom a door leads through to bedroom three, which can also be entered via a separate staircase from a further set of stairs and features a large walk-in wardrobe area

Outside

The property is set in a tiny alley of just six similar character properties, which looks like a scene straight out of `Lilliput Lane'. This attractive Grade II listed property has a charming walled garden to the front, mainly laid to lawn with mature hedging and interspersed with established shrub and flower beds. The rear garden has traditional brick paved seating area to rear of the property and further circular brick seating area to the middle of the level lawn, with mature tree and hedge borders and many original character features including a well and former brick built privy, currently used for garden storage.

Situation

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance.. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose. At Pulborough there is also a mainline station and shopping facilities with Sainsbury?s and Tesco stores and a Primary Health Care Centre.

Sporting and Recreation

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester`s Festival Theatre.

Services

Mains electricity, water and drainage. Oil fired heating. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1800 Mbps.

Council Tax

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

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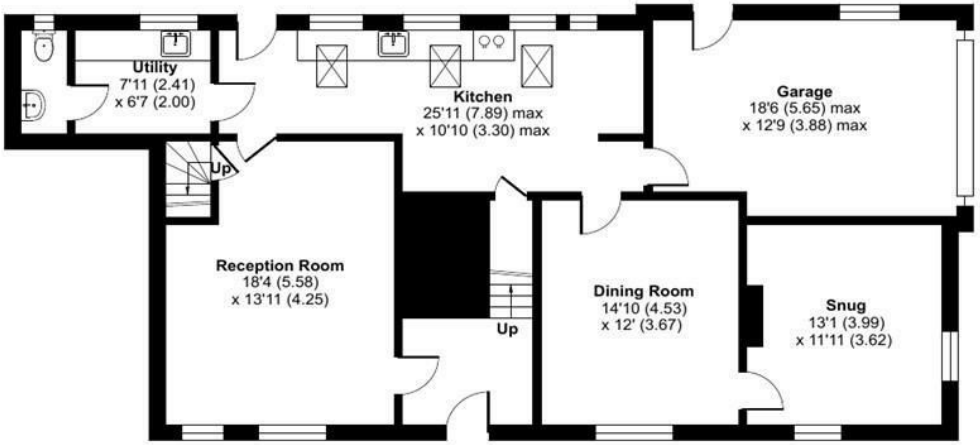
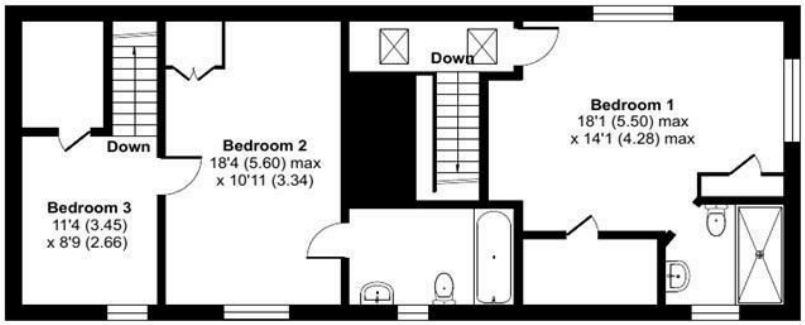
The Alley, Amberley, Arundel, BN18

Approximate Area = 1848 sq ft / 171.6 sq m
Garage = 227 sq ft / 21 sq m
Total = 2075 sq ft / 192.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR 1 / 2

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