



Apiary Cottage, Compton, Chichester PO18 9EX



BEAUTIFULLY SITUATED COUNTRY HOME..... Enchanting, Detached residence in the desirable village of Compton, set in the West Sussex downland, and within the South Downs National Park. This brick & flint house with delightful gardens, in the sought-after village of Compton, enjoys a truly idyllic setting surrounded by rolling countryside and mature trees, offering an exceptional sense of peace and privacy. Compton Square with its village store & café, is a moment's walk down the road.

The property offers charming and well-balanced accommodation, with a welcoming entrance leading to a characterful Sitting/Family Room featuring exposed beams and a brick fireplace with wood-burning stove. Sliding doors open onto the garden, creating a light and sociable space. The Kitchen is complemented by a Larder & Utility Room, with a separate Dining Room ideal for entertaining. A Study provides a useful home office and there is a downstairs Shower Room.

To the first floor are Five Bedrooms served by Two Bathrooms. Further benefits include a Cellar and a range of Versatile Outbuildings, including a Garage with Loft Room above, studio space and storage, offering excellent potential (subject to consent). Externally, the Extensive Gardens are a particular feature, thoughtfully arranged with lawns, trees, bushes, seating areas, a greenhouse and additional garden structures, all framed by picturesque views across open farmland and the South Downs countryside beyond.

- PERIOD COTTAGE IN SOUTH DOWNS NATIONAL PARK
- POPULAR VILLAGE LOCATION
- CHARACTER FIREPLACES & EXPOSED BEAMS
- FIVE BEDROOMS & THREE BATHROOMS
- THREE RECEPTION ROOMS
- GARAGE/STORAGE; RANGE OF OUTBUILDINGS; CELLAR
- GENEROUS GARDENS
- MAINS DRAINAGE

Asking Price
£1,150,000
Freehold





ACCOMMODATION

MAIN HOUSE

Ground Floor:

- Entrance porch
- Sitting/ Family Room with wood burner
- Dining Room
- Kitchen
- Utility Room & WC
- Study
- Larder
- Shower Room
- Cellar Room



First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathrooms x2

Garage:

- Storage Room
- Music room
- Log store
- Loft Room & WC

External Storage & Spaces:

- Outbuilding Room (5.04m x 3.12m)
- Greenhouse
- Shed
- Summer Room
- Playroom





LOCATION

The village of Compton lies in the heart of the South Downs within the National Park area. It has a village store & café, and recreation ground. There is a local primary school. It is a village and parish in the Chichester district of West Sussex. The parish also includes the nearby villages of West Marden & Up Marden.

Compton is located on the B2146 road, to the southeast of Petersfield, Hampshire and northwest of Chichester. It is also on the Chichester-Petersfield Stagecoach bus route.

Compton is popular with hikers, walkers, dogs and cyclists - the village store & café being a stopping off and refreshment point. It is also an ancient & picturesque village with several listed buildings dating back to the 15-18th Centuries including the local church.

EPC: E

Council Tax: F





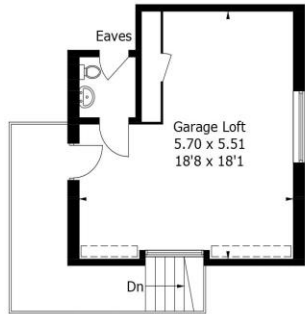
Apiary Cottage, Compton, PO18 9EX

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft

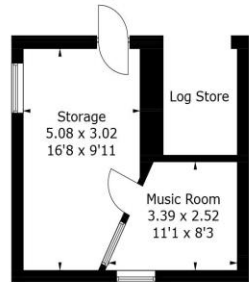
Cellar = 14.7 sq m / 158 sq ft

Outbuildings = 86.8 sq m / 934 sq ft

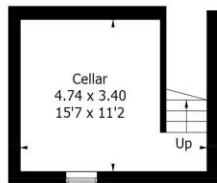
Total = 286.4 sq m / 3082 sq ft



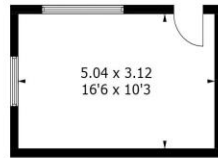
Outbuilding - First Floor



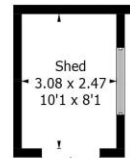
Outbuilding - Ground Floor



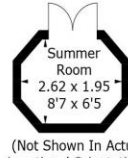
Cellar



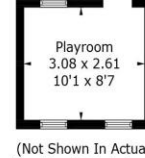
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

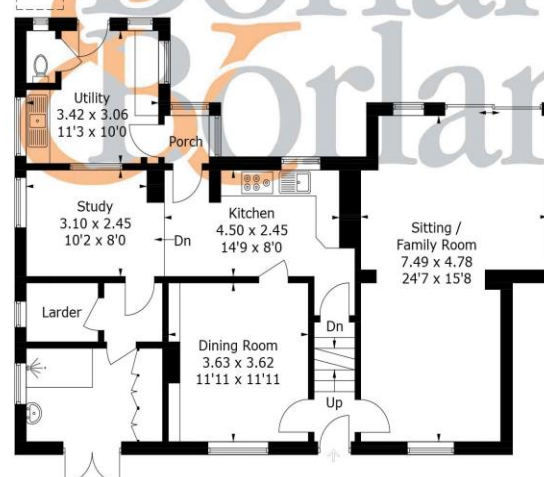


(Not Shown In Actual Location / Orientation)

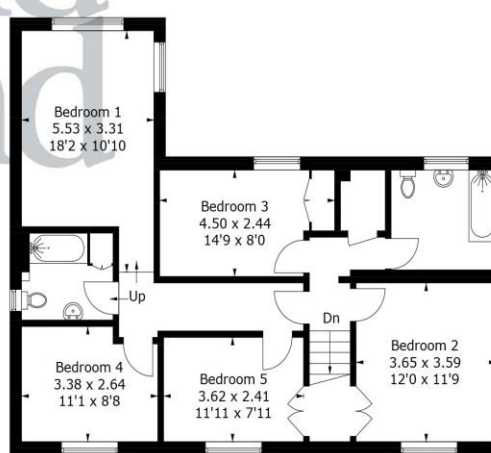


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.

These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1305077)



Directions

SAT NAV: PO18 9EX

'IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED