





A charming and characterful three/four bedroom end-of-terrace cottage offering generous and versatile accommodation, set within the sought-after rural village of Nyewood.

Jade Cottage is a deceptively spacious and beautifully characterful period home that immediately impresses with its wealth of original features and warm, welcoming atmosphere. Extending to approximately 1,243 sq ft of internal accommodation - excluding the substantial outbuildings - this is a property that rewards closer inspection at every turn.

The ground floor is anchored by a wonderfully generous sitting room measuring over 20ft in length, where exposed brick elevations, original oak beams and a striking wood-burning stove create an exceptionally inviting focal point. A staircase rises elegantly from within the room, adding further architectural interest. To the rear, a well-proportioned kitchen/dining room continues the cottage aesthetic with exposed ceiling timbers, painted cabinetry and a stable-style door - a practical yet charming space equally suited to everyday family life and relaxed entertaining. A separate utility room and ground floor shower room complete the ground floor arrangement.

To the first floor, four bedrooms are served by a family bathroom, with the principal rooms offering comfortable proportions throughout.

The rear garden is a genuine highlight - a mature, lovingly tended cottage garden brimming with colour and planted borders, lawn, a greenhouse and a paved terrace directly off the rear elevation, ideal for al fresco dining. To the front,



off-road parking is provided via a tarmac driveway. Further adding to the property's appeal are two substantial outbuildings, including an impressive summerhouse measuring approximately 16ft x 11ft, offering excellent potential as a home office, studio or leisure space, subject to any necessary consents.

Nyewood is a peaceful and unspoilt rural village situated within the South Downs National Park, offering a genuine sense of community and easy access to the wider countryside. The nearby market town of Petersfield provides comprehensive amenities including mainline rail services to London Waterloo. The cathedral cities of Chichester and Winchester are also within comfortable reach.



**Approximate Gross Internal Area 1243 sq ft - 116 sq m
(Excluding Outbuildings)**

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 622 sq ft – 58 sq m

Outbuildings Area 232 sq ft – 22 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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